

16 Orchard Avenue, Cambridge, CB4 2AH

Guide Price £800,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

AN IMPRESSIVE 1930'S SEMI-DETACHED FAMILY HOME ON ORCHARD AVENUE BENEFITTING FROM A MODERN OPEN PLAN KITCHEN/DINING/LIVING ROOM EXTENSION AND LARGE ESTABLISHED GARDENS TO THE REAR. LOCATED IN THIS POPLAR RESIDENTIAL AREA WITHIN CATCHMENT OF CHESTERTON COMMUNITY COLLEGE.

- 1930s semi-detached house
- Large established rear garden
- Catchment for Chesterton Community College
- Rear single-storey extension added circa 2010
- EPC - C / 70
- 1290 sqft / 119 sqm
- Off street parking
- No onward chain
- Gas-fired heating to radiators
- Plot size - approx 0.11 acres

This attractive 3-bedroom bay-fronted house was extended and remodelled in 2010, creating a large open plan space incorporating an extensive kitchen, snug room and family/dining space with access to a outside terrace and views to the garden.

16 Orchard Avenue is located within a leafy and desirable residential area off Hurst Park Avenue and is within easy reach of excellent schools, a wide range of local amenities on Mitcham's Corner and the river Cam.

The ground-floor accommodation comprises a bright, airy reception hall with the original entrance door and stained-glass windows. The hallway leads to a spacious sitting room with a bay window and exposed pine floorboards. A well-equipped modern kitchen provides extensive storage space, composite working surfaces, a range of integrated appliances and matching island with gas hob. The dining/family area has a tiled floor, skylights and broad, full-width folding doors, opening to an extended terrace area. A cosy snug with woodburning stove completes the ground floor area.

Upstairs, a spacious first-floor landing area with original side window leads to a family bathroom suite, separate WC and three bedrooms. Bedrooms one and two provide built-in wardrobes.

Outside, the property is approached via an established front garden which provides off-street parking for one vehicle and gated side access to a useful storage area. The rear garden has a wrap-around decked terrace and is predominately laid to lawn with mature shrubs and trees.

Location
Orchard Avenue is a friendly neighbourhood, conveniently situated just off Milton Road, just over a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as the newly completed Cambridge North Railway Station with regular services to London Kings Cross. There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by.

Schooling is available at Milton Road Primary and Castle School, both of which are Ofsted rated as good. The renowned Cambridge Day Nursey and Forest School is just a 5-minute walk away. Secondary schooling is available at the well regarded Chesterton Community College, which is rated 'Outstanding' by Ofsted.

Tenure
Freehold

Statutory Authorities
Cambridge City Council
Council tax band-

Services
Mains services connected include Gas, Electricity, Water and Drainage

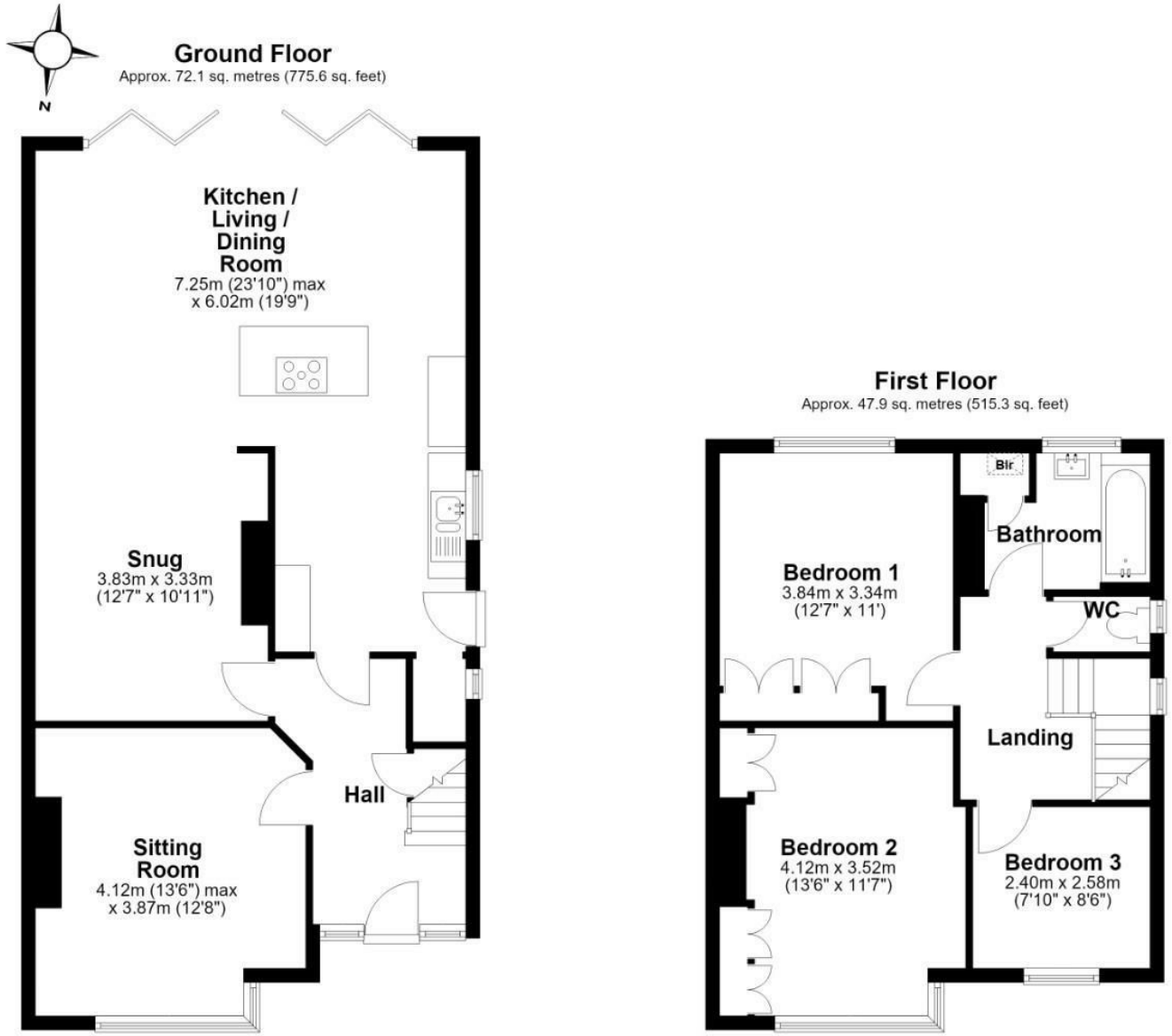
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



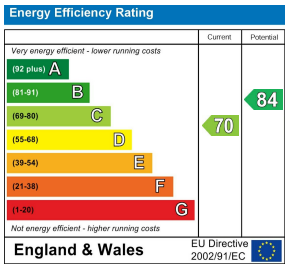






Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















