



17 St Christopher's Avenue, Cambridge, CB3 0JD  
Offers Over £635,000 Freehold



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**A MODERN AND SPACIOUS THREE STOREY TOWNHOUSE WITH GARAGE AND DRIVEWAY PARKING LOCATED IN A PEACEFUL CUL-DE-SAC SURPRISINGLY CLOSE TO THE HISTORIC CENTRE, JUST OFF HUNTINGDON ROAD.**

- Total internal area: approx 125.8 sqm (1353.6sqft)
- 4 bed, 2 recep, 2.5 bath
- 202 sqm / 0.05 acre
- EPC – C / 75
- Mid-terrace townhouse
- Garage, private driveway & permit parking scheme
- 1979
- Council tax band - F

No.17 St Christopher's Avenue is positioned towards the end of this select cul-de-sac development close to Fitzwilliam College and Castle Hill. The property provides bright, spacious and updated accommodation over three floors, extending to 1199 sqft, with the benefit of an integral garage, off-street parking and a south-west facing rear garden.

The property forms part of a small terrace and is set back behind an established front garden. Upon entering the property, an entrance hall provides access to the garage and leads to a WC, inner hallway with a staircase and a useful built-in storage cupboard and a full-width, open plan kitchen/dining room. The well-equipped kitchen has a matching range of contemporary units and drawers, attractive worktops with matching upstands, an inset sink and a range of integrated appliances. The dining area has glazed double doors opening to the garden.

Upstairs, the first-floor landing leads to bedroom 4/study room and a large, dual-aspect L-shaped sitting/dining room. The second floor provides a landing area with airing cupboard, family bathroom suite and three bedrooms. The principal bedroom offers built-in, his and hers double wardrobes and an ensuite with corner shower cubicle.

Outside, there is a private driveway, which leads to the garage. The rear garden is fully enclosed and provides a high degree of privacy. There is a paved patio area and lawn with mature shrubs and trees set to borders. There is a secure pedestrian gate which leads onto Huntingdon Road.

**Location**

St Christopher's Avenue is a small, modern cul-de-sac at the city end of Huntingdon Road. There are wide ranging facilities close to hand in nearby Histon Road and Castle Hill. The A14 and M11 are both within easy striking distance. The historic centre, University facilities and excellent schooling for all ages are all close by.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

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

**Viewing**

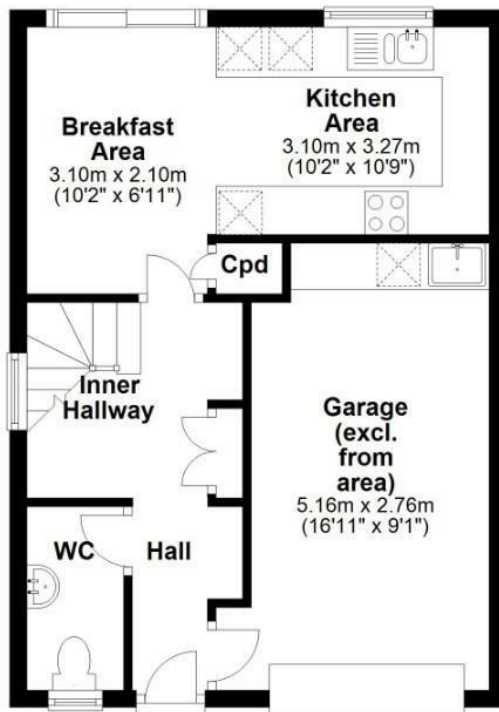
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





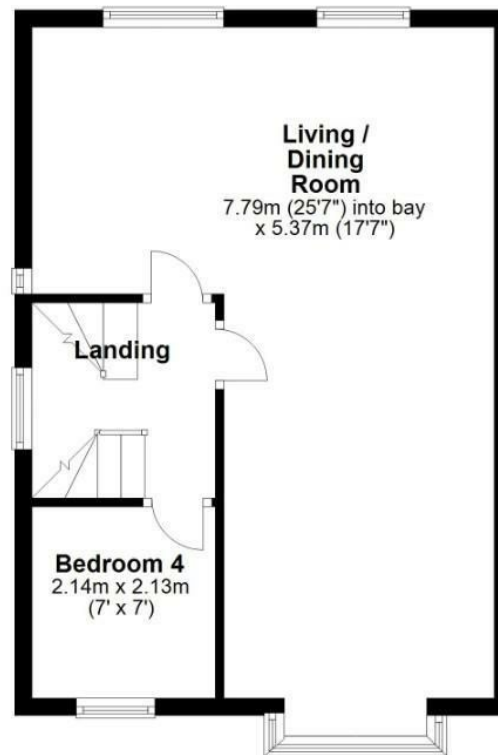
## Ground Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



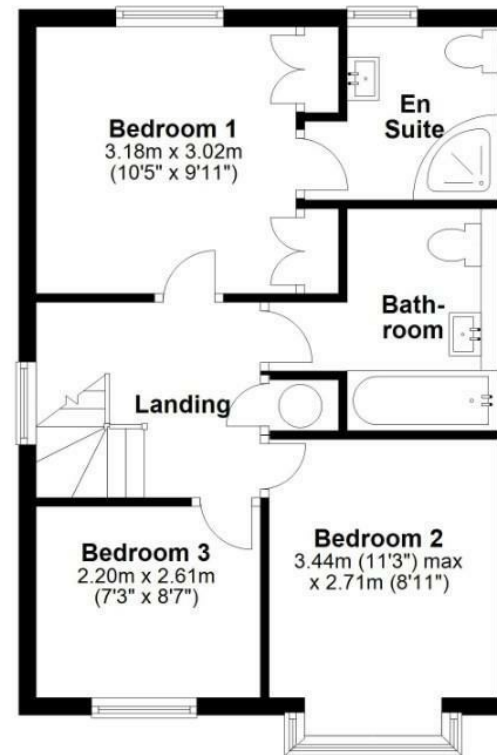
## First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



## Second Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area (excl. garage): approx. 111.6 sq. metres (1,201.6 sq. feet)

Total internal area: approx. 125.8 sq. metres (1,353.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 75                      | 87        |
|                                             | EU Directive 2002/91/EC |           |

