



13 De Freville Avenue, Cambridge, CB4 1HW
Guide Price £1,475,000 Freehold



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A 5-BEDROOM BAY-FRONTED VICTORIAN VILLA ON DE FREVILLE AVENUE, EXTENDING TO 1904 SQFT WITH DELIGHTFUL ESTABLISHED GARDENS, LOCATED JUST NORTH OF MIDSUMMER COMMON AND SCENIC RIVER WALKS INTO THE CITY CENTRE.

- Substantial Victorian home
- 5 beds, 3 receptions, 1 study, 1 bathroom
- Established front and rear gardens
- Attractive original period features
- Gas-fired heating to radiators
- 1904 sqft / 176 sqm
- Family room extension to the rear
- Residents permit parking scheme
- Light and modern living spaces
- Plot size - approx 0.06 acres.

13 De Freville Avenue is a handsome and substantial period house providing elegant and well-proportioned accommodation over three extensive floors, fusing charming original features with modern living spaces, finished to a superior standard throughout.

Located towards the Chesterton Road end of this prime and highly sought-after Cambridge address, the property is within easy reach of local independent eateries, shops, large open green spaces and outstanding schools for all ages.

Immaculately presented accommodation benefitting from tall ceilings heights and a high degree of natural light comprises a reception hall with concealed storage solutions, a sitting room with fine period features including a stunning stained glass bay window and fireplace, a broad formal dining room with period fireplace and glazed French doors opening to a courtyard garden. A wide, refitted and well-equipped kitchen/breakfast room connects and opens into a large living/family space with extensive glazing and access to the rear garden. The kitchen has been refitted in recent years and provides extensive cabinetry with integrated appliances and granite working surfaces with matching upstands and splashback panel. A utility room completes the ground floor accommodation.

Upstairs, two extensive and versatile floors offer five bedrooms (including four double bedrooms), a first-floor study and a large family bathroom suite with a separate shower cubicle and airing cupboard.

Outside, an established front garden with mature shrubs and hedging provides screening from the road and space for bicycle storage. The rear garden has an east-facing aspect, paved terrace seating area adjacent to the living/family room and a lawn with established borders of various plants, shrubs and small trees to both sides.

Location

De Freville Avenue is situated within the popular De Freville area of Cambridge, predominantly late Victorian, near central area of the city between the river Cam and Chesterton Road. The property is located less than 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.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

De Freville Avenue is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

Tenure

Freehold

Services

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

Statutory Authorities

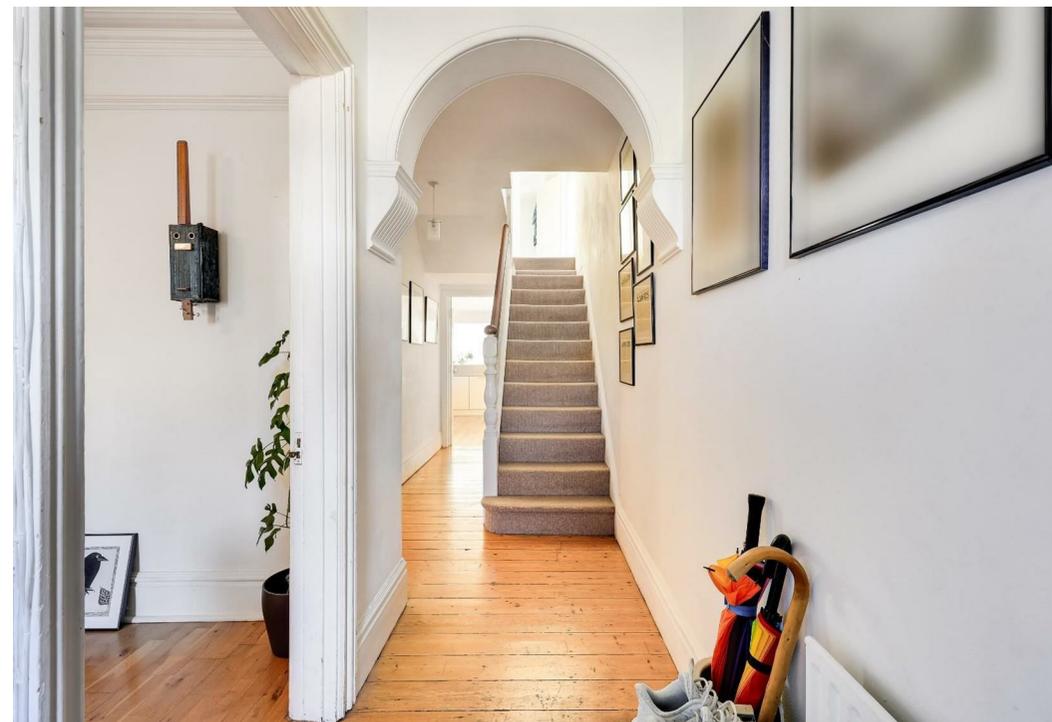
Cambridge City Council.
Council Tax Band - G

Fixtures and Fittings

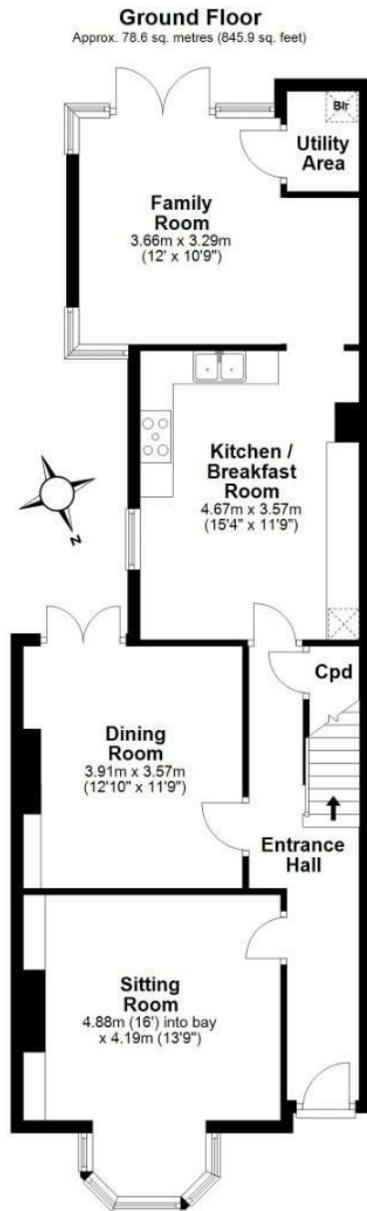
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 176.9 sq. metres (1904.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

79

63

EU Directive 2002/91/EC

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.



