



1 St. Christopher's Avenue, Cambridge, CB3 0JD  
Guide Price £635,000 Freehold



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01223 323130

**A MODERN, END-OF-TERRACE TOWNHOUSE OFFERING HIGHLY SPACIOUS AND VERSATILE ACCOMMODATION PLUS A DRIVEWAY AND INTEGRAL GARAGE, LOCATED ON A CUL-DE-SAC A SHORT DISTANCE FROM THE CITY CENTRE, OFF HUNTINGDON ROAD. NO ONWARD CHAIN.**

- 124 sqm / 1,334 sqft
- 4 bedrooms
- Ensuite to master, family bathroom, WC
- Pleasant, southwesterly rear garden
- No onward chain
- 1970's end-of-terrace townhouse
- Spacious L-shaped living/dining room
- Gas central heating to radiators
- Plot size - approx 0.04 acres
- Garage, private driveway & permit parking scheme

This end-of-terrace townhouse forms part of a select cul-de-sac development to the north-west of the city centre, within walking distance of Fitzwilliam College and Castle Hill. Arranged over three floors, the property provides bright, spacious and updated accommodation, which extends to 1,334 sqft. Further benefits include an integral garage, off-street parking and a south-westerly rear garden.

The entrance hall has wood-effect flooring, stairs to the first floor with side window, access to the integral garage and a cloakroom with WC. To the rear, the kitchen/breakfast room is well-appointed and offers a range of fitted base and wall units with granite worktops, tiled splashbacks, inset sink, integrated fridge/freezer, electric oven with a gas hob and extractor hood over, plumbing for a washing machine and dishwasher, a cupboard housing the boiler and a fitted breakfast bar. French doors provide views of and access to the rear garden.

Upstairs, the first floor landing leads to bedroom 4/study room and a large, dual-aspect L-shaped sitting/dining room. On the second floor, there are three bedrooms and a family bathroom, which is predominantly tiled and includes a panelled bath with a shower over, vanity wash basin unit, WC and a heated towel rail. The principal bedroom offers built-in double wardrobes and a tiled ensuite shower room with a corner shower cubicle, pedestal wash basin, WC and a heated towel rail.

Outside, there is a private driveway, which leads to the garage. Gated pedestrian access leads to the rear garden, which is fully enclosed by fencing and provides a good degree of privacy. It is mainly laid to gravel, with a patio area, mature trees, timber shed, raised beds, and a variety of plants and shrubs.

#### **Location**

St Christopher's Avenue is a small, modern cul-de-sac positioned at the city end of Huntingdon Road. There are a wide range of 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, including Chesterton Community College, 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.

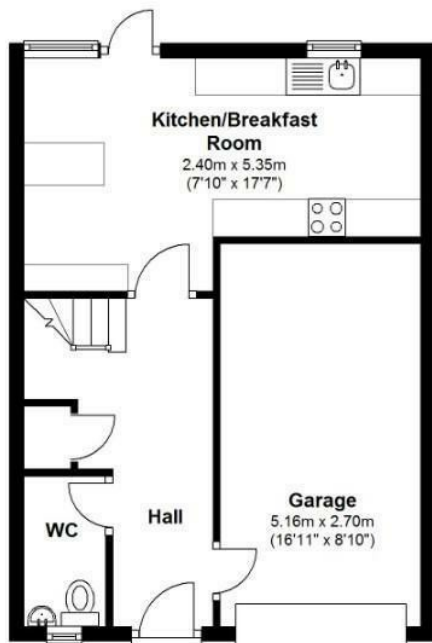
#### **Viewing**

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



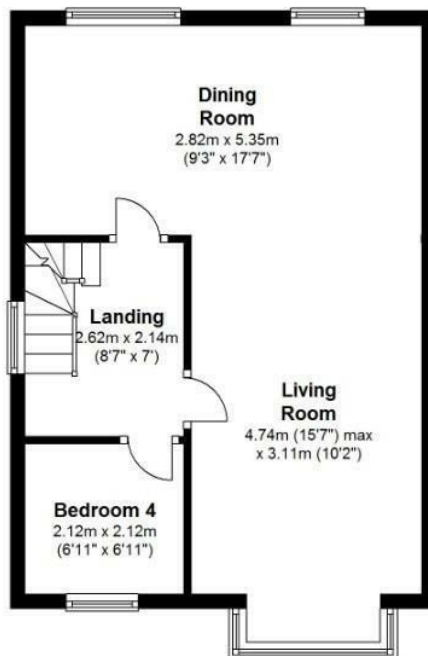
### Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



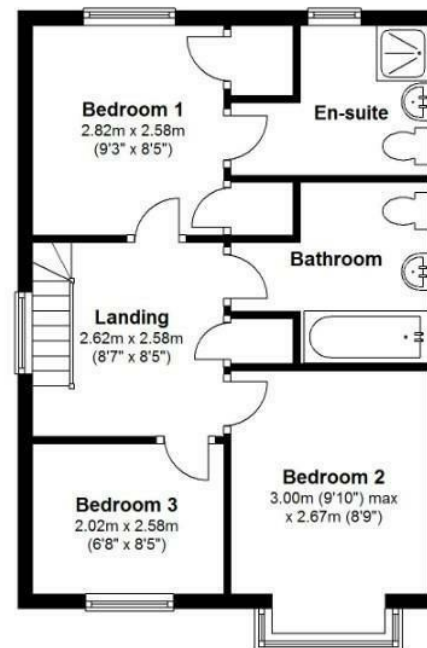
### First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



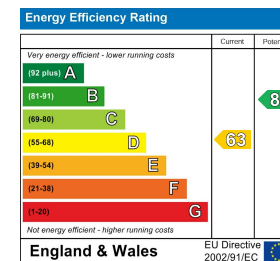
### Second Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 124.0 sq. metres (1334.8 sq. feet)

All measurements are approximate  
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.

