



9 Highfield Avenue, Cambridge, CB4 2AJ
Guide Price £950,000 Freehold



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A SIGNIFICANTLY EXTENDED AND BEAUTIFULLY IMPROVED 1930'S SEMI-DETACHED HOUSE WITH A LARGE REAR GARDEN, OFF-STREET PARKING AND SCOPE FOR A LOFT CONVERSION, LOCATED ON HIGHFIELD AVENUE.

- 1604 sqft / 149 sqm
- 3 bedrooms, 4 reception areas, 2 bathrooms
- Plot size - approx 0.12 acres
- Double glazed throughout including bi-folding doors
- Wonderful open-plan kitchen/dining and living areas
- An extended 1930's semi-detached house
- No onward chain
- Driveway parking
- Gas central heating system to radiators
- Large rear garden with vegetable area and detached outbuilding

This attractive 1930's bay-fronted house has recently undertaken a significant expansion, remodelling and refurbishment programme to create a large and individual family home with an impressive ground floor layout, which cleverly connects to the rear garden.

Located in a peaceful and highly sought-after residential area off Milton Road, the property is within easy reach of a good selection of shops on Arbury Court and Mitcham's Corner. Midsummer Common and Jesus Green are a short walk away and popular schooling at Milton Road Primary and Chesterton Community College are in catchment.

Light, spacious and immaculately presented accommodation comprises an entrance hall, ground floor wet room with a WC, a broad and well-proportioned sitting room with a bay window overlooking the front aspect, and an inner sitting room with a woodburning stove, which connects to a dining area with French doors opening to a sun terrace.

The impressive kitchen provides an extensive range of matching cabinetry with integrated appliances and solid wood and quartz working surfaces. This well-equipped and well-designed kitchen opens to a further reception space with a vaulted ceiling and bi-folding doors to a sun terrace. A useful utility room with access to the garden completes the ground floor accommodation.

Upstairs, a bright and airy landing with feature, stained glass window leads to a refitted shower room and three bedrooms.

Outside, a neat and established front garden provides off-street parking, which can be extended behind double gates opening to a side storage area.

The large rear garden has a raised terrace area with plunge pool adjacent to the house, and is predominately laid to turf with a feature pathway leading to separate seating areas, broad established borders, a vegetable growing area with soft fruit cage, garden pond, woodstore and a detached brick-built workshop/store.

Location

Located in North Chesterton, Highfield Avenue, runs between Hurst Park Avenue and Leys Avenue forming part of an established residential area. There are local shopping facilities at Mitcham's Corner and Milton Road and it is well situated for Milton Primary School and Chesterton Community College, as well as green spaces like Midsummer Common, Jesus Green and the river Cam.

Highfield Avenue is located just 2.2 miles away from Cambridge North Railway Station and 2.5 miles from Cambridge station with regular train services into London King's Cross and Liverpool Street with journeys taking from 50 minutes. It is well placed for access to the Science Park and the A14, which in turn grants further access to the M11 to the south towards London and Stansted airport.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council
Council Tax Band - E

Fixtures and Fittings

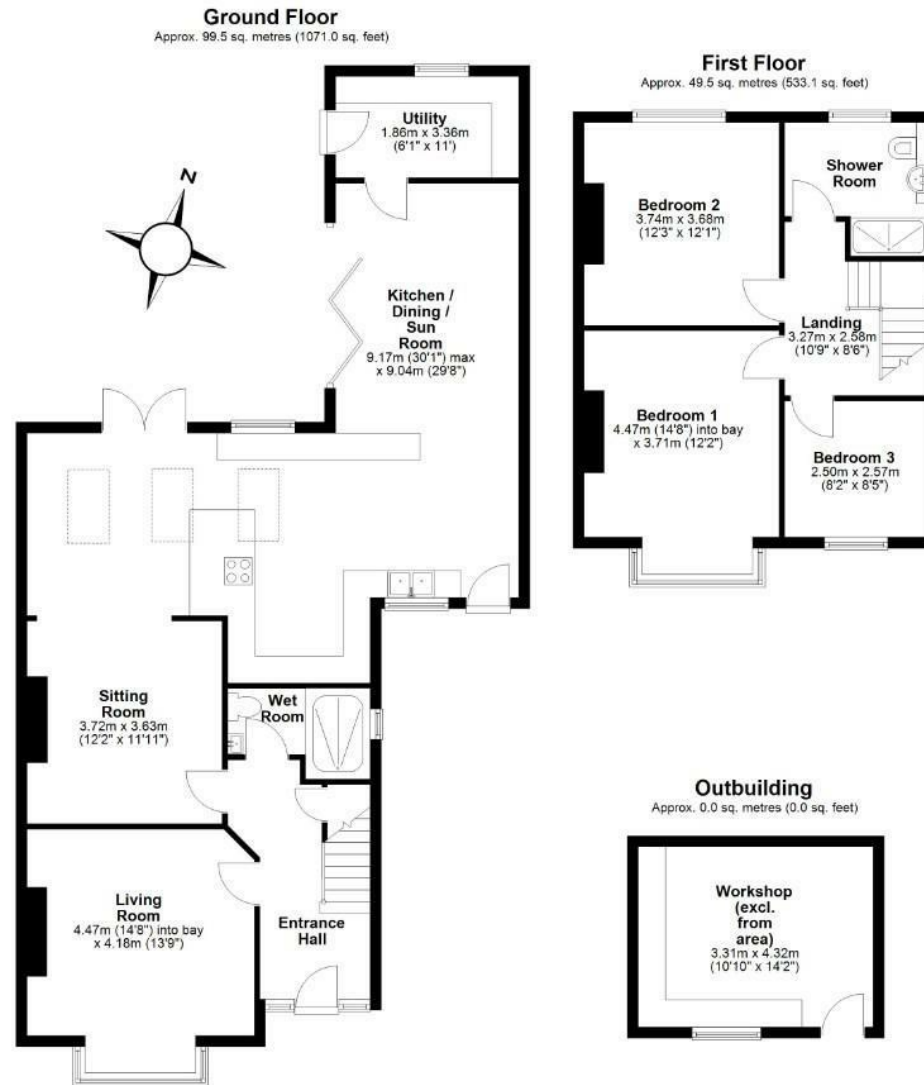
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 149.0 sq. metres (1604.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	69	82
	EU Directive 2002/91/EC	



