





## HINTON AVENUE, CAMBRIDGE, CB1 7AS

- Cambridge Railway Station - approx. 1 mile
- Addenbrookes Hospital - Approx. 1.2 miles
- City Centre - Approx. 1.2 miles

Over 2,100 sq.ft of accommodation • A popular setting  
• Flawlessly presented throughout • 5 Bedrooms •  
3 Bathrooms • Abundantly characterful • Recently  
modernised & updated • EPC rating D

### DESCRIPTION

The property is well presented with charm and character in abundance. Internally the accommodation comprises of an entrance hall, sitting room, separate family room, a large kitchen/dining room (with full height glazed doors leading out onto a patio), cloakroom, utility room (with side door access), five bedrooms (one with a balcony) and three bathrooms. Externally there are charming front and rear gardens the later of which benefits from shared side access.

Entering on the ground floor there is a lobby and a generous entrance hall with exposed original floorboards and under stairs storage is easily accessed. The sitting room, formerly two rooms, contains an ornate open fireplace, a wood burning stove and a bay window with built in seating to front aspect which benefits from the morning sun. There are internal French doors leading from the sitting room to the family room which benefits from both free standing and built in storage. The large, light and airy kitchen/dining room (with underfloor heating) is positioned to the rear of the property with full height glass sliding doors. The kitchen benefits from substantial natural daylight specifically in the afternoon and evening. The bespoke timber kitchen offers ample units and drawers with quartz worktops over an inset butler sink. The dishwasher is integrated and there is space for further freestanding appliances. The remaining ground floor offers a utility room with side door for access to bins and bicycle storage and a cloakroom.

**A CHARMING, LIGHT AND SPACIOUS, FIVE-BEDROOM VICTORIAN PROPERTY MEASURING IN EXCESS OF 2,100 SQ.FT SITUATED ON A QUIET, TREE LINED, POPULAR RESIDENTIAL STREET.**









The first floor has a staggered level landing with stairs rising from the ground floor and also progressing up to the second floor. The three bedrooms on the first floor are all double in size with the larger of the three positioned at the front of the property with a generous bay window benefiting from the morning sunlight. The rear bedroom enjoys a peaceful, private balcony. The bathroom on this floor is tiled and contains a shower cubicle, vanity sink unit, WC and a heated towel rail.

On the second floor is another staggered level landing with fitted storage and a skylight window. The master bedroom floods with natural light from dual aspect window and velux skylights. The ensuite is tiled with a double sized shower cubicle, wash hand basin, WC and heated towel rail. The fifth bedroom is also positioned on the second floor alongside a bathroom that comprises of a freestanding bath, wash hand basin, WC, shelving and a heated towel rail.

#### OUTSIDE

The front courtyard garden enjoys an ornate tiled pathway leading to the front door. The remaining front aspect is largely gravelled with some planted beds and a low-level brick wall. The rear garden is predominately covered with a lawn with a paved terrace offering an outside dining space alongside lounging space and raised planters; a pathway situated adjacent to the lawn provides easy access to two sheds which are easily accessed.

#### LOCATION

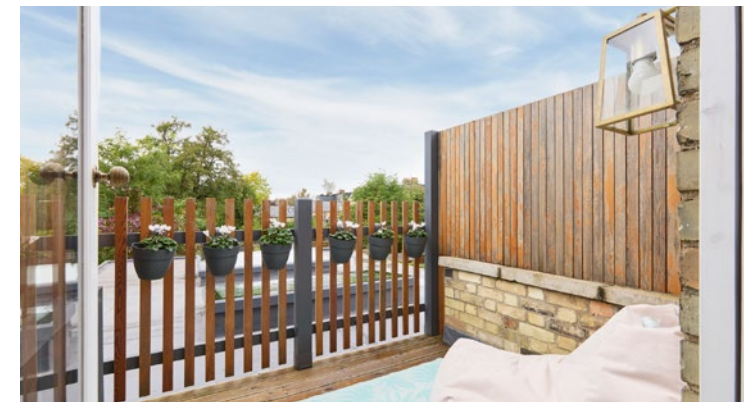
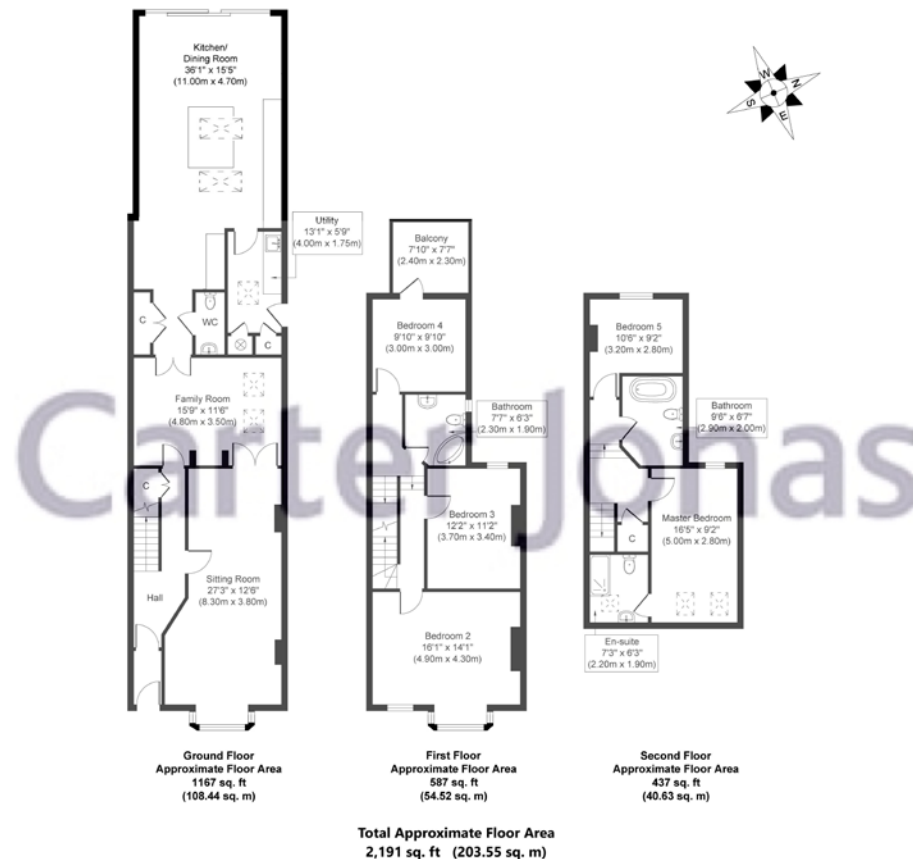
Hinton Avenue is situated in a highly regarded area which is very much in demand when it comes to buyers looking to secure a home in Cambridge. Its location is highly accessible for access to the city centre, along with many of the renowned schools (within walking distance of The Perse), Sixth Form Colleges and Addenbrookes Hospital. For those needing to commute by road, some of the major networks are a short drive away, leading to London, the north and Stansted Airport. There is a Waitrose supermarket within easy reach along with local amenities available on Cherry Hinton Road and the leisure complex, a short walk away. There is also a direct cycle and bus route along Hills Road into the city centre and the railway station, which offers a fast and regular train service into London.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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