

35 St. Kilda Avenue, Cambridge, CB4 2PN

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SPACIOUS AND CHARACTERFUL, 3-BEDROOM, SEMI-DETACHED HOUSE OFFERING SUPERBLY PRESENTED, REFURBISHED ACCOMMODATION AND A PLEASANT REAR GARDEN, IN A CONVENIENT LOCATION CLOSE TO CAMBRIDGE NORTH RAILWAY STATION AND THE SCIENCE PARK.

- 1930's, semi-detached house
- 925 sqft / 86 sqm
- Open plan living/dining room
- Gas-fired heating to radiators
- Driveway for 2 vehicles
- 3 bedrooms
- Modern, stylish kitchen, garden room
- Family shower room and ground floor WC
- Southeasterly rear garden
- Plot size of 0.06 acres

This charming family home has been comprehensively updated and improved by the current owners and offers stylish, beautifully presented accommodation. It occupies a very convenient location to the north of the city, within around 6 minutes' cycle from Cambridge North railway station and the Science Park, with the city centre being around 15 minutes' cycle away.

On the ground floor, the entrance hall has a side window, stairs to the first floor and quality laminate flooring, which continues throughout most of the accommodation. The open plan living/dining room has sliding doors to the rear garden room and attractive features including an open fireplace with a brick surround and exposed wooden beams. The kitchen has been stylishly fitted with a range of grey units with white stone worktops and an inset sink with a stainless steel rinser tap. There is an under stairs pantry cupboard and a cupboard housing the combination boiler, plus a range of fitted appliances including an electric oven with an induction hob and extractor hood over, a fridge/freezer, and a dishwasher. A part-glazed door to the rear opens into the garden room, which has a vaulted ceiling and double doors opening onto the rear garden. There is a utility area with plumbing for a washing machine and access to a cloakroom with WC.

On the first floor, there are three bedrooms, two of which are doubles in size. The impressive family shower room is predominantly tiled and fitted with a three-piece suite including a walk-in shower, a wash basin with vanity unit, a WC, a storage cabinet and a heated towel rail.

Outside, there is a block paved driveway to the front which provides off-road parking for two vehicles. A pedestrian side gate leads to the delightful rear garden, which enjoys a southeasterly aspect and backs onto playing fields. It is fully enclosed and mainly laid to lawn, with a large brick store (former garage) and a pleasant, paved seating area at the rear.

Location
St Kilda Avenue is located off King's Hedges Road, around 2.1 miles north of the city centre, very conveniently positioned for access to Cambridge Science Park, Cambridge North railway station and the A14. Local shopping facilities are available at nearby Campkin Road, with Tesco superstore and other amenities a short distance away up Milton Road. A doctor's surgery and good schooling are close by.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

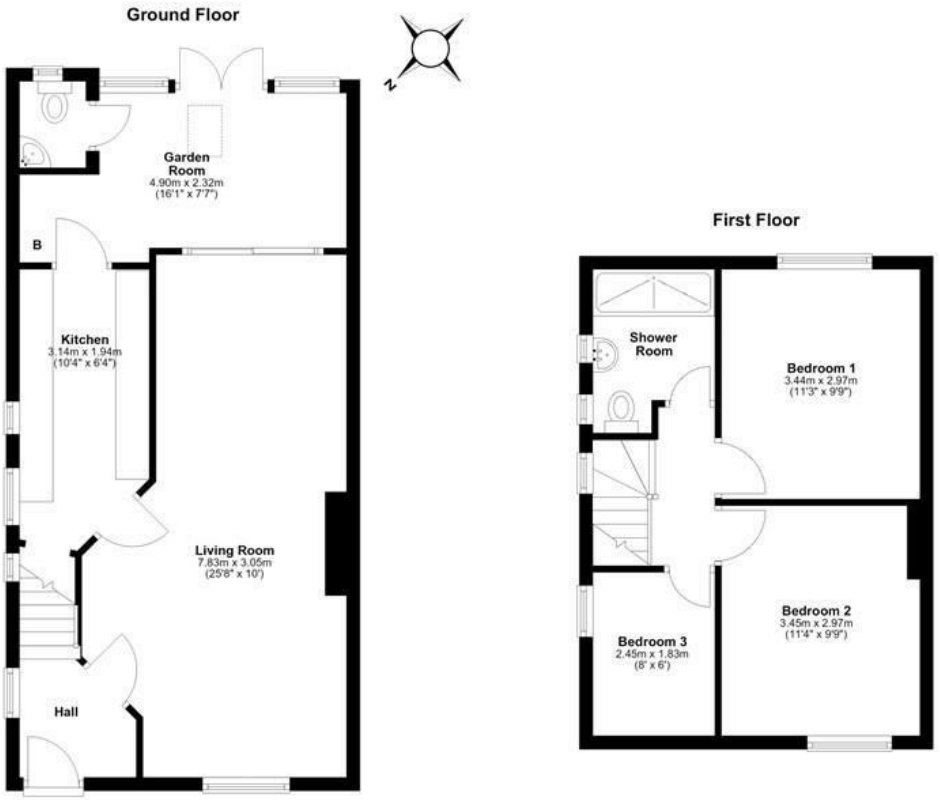
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

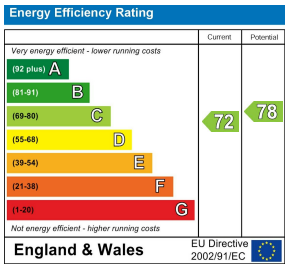








Approx. gross internal floor area 86 sqm (925 sqft)



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.















