

21 Oak Tree Avenue, Cambridge, CB4 1AZ

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A 3-4 BEDROOM, 1930'S END-OF-TERRACE HOUSE, WHICH HAS BEEN EXTENDED TO OFFER SPACIOUS ACCOMMODATION IDEALLY SUITED TO A FAMILY. THE PROPERTY ENJOYS A PLEASANT POSITION ON A NO-THROUGH ROAD JUST OFF MILTON ROAD AND IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 1930's 3/4-bedroom end-of-terrace house
- Spacious, well-appointed accommodation
- Plot size - approx 0.07 acres
- Driveway for 2+ vehicles
- No onward chain
- 1225 sqft / 114 sqm
- Living room and family/dining room
- Study/bedroom 4
- Gas-fired heating to radiators
- Ground floor shower room and first floor bathroom

21 Oak Tree Avenue is a charming, 1930's, end-of-terrace house, which has been extended and improved to offer spacious and practical accommodation including three double bedrooms and a ground floor study/fourth bedroom with an ancillary shower room. The property occupies a broad plot, which is conveniently situated on a popular no-through road located a short distance to the north of the city centre, within the catchment for the highly rated Milton Road Primary School and Chesterton Community College.

The ground floor accommodation includes an entrance hallway with stairs to the first floor, access to a shower room fitted with a three-piece suite, and a study/fourth bedroom. The living room has a feature fireplace and leads to the kitchen/breakfast room, which has a tiled floor and French doors opening out onto the rear garden. With a range of fitted units, the kitchen has a wall-mounted combination boiler, spaces for a fridge/freezer and a cooker, and plumbing for both a washing machine and dishwasher. Beyond the kitchen, there is a dining/family room, which benefits from a dual aspect.

On the first floor, there are three bedrooms, all of which are good doubles in size and include fitted wardrobes. The bathroom is also a good size and is fitted with a panelled bath, pedestal wash basin and a WC.

At the front of the property, there is well-established and pleasant garden and a gravel driveway, which provides off-road parking for 2+ vehicles. The delightful rear garden is mature, fully enclosed and predominantly laid to lawn. It features a patio seating area, a variety of trees and shrubs, a side access gate and a timber storage shed.

Location
Oak Tree Avenue is conveniently situated just off Milton Road, on the north side of the city. It lies around 1.5 miles from the centre itself and about 1.25 miles south of both Cambridge Science Park and access to Cambridge North railway station. There are a range of shops nearby, and schooling available at the very sought-after Milton Road Primary School and Chesterton Community College. The River Cam, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

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.

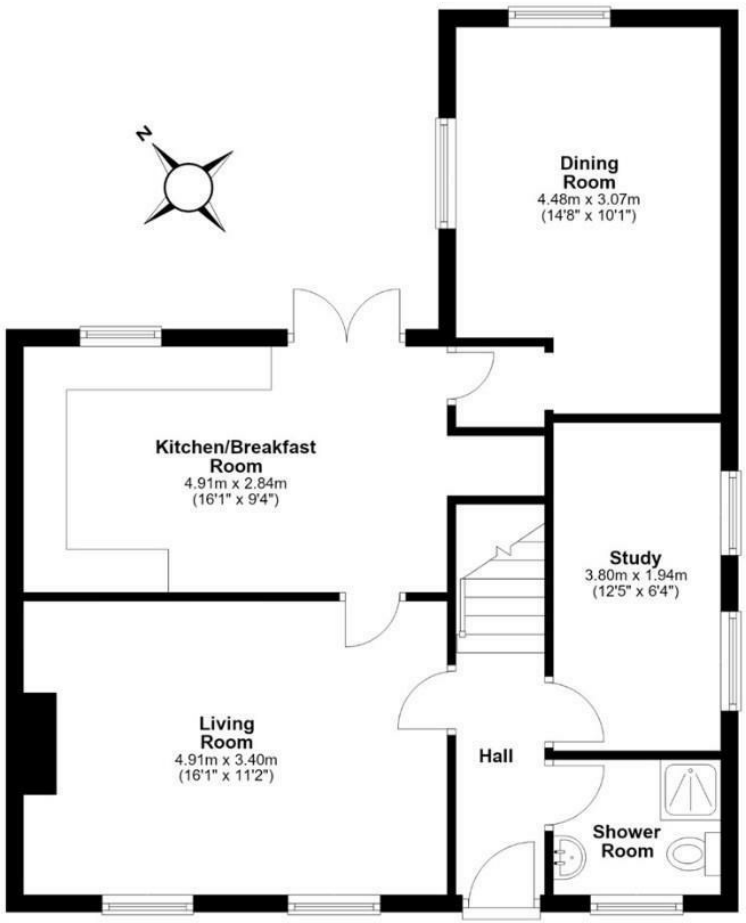
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



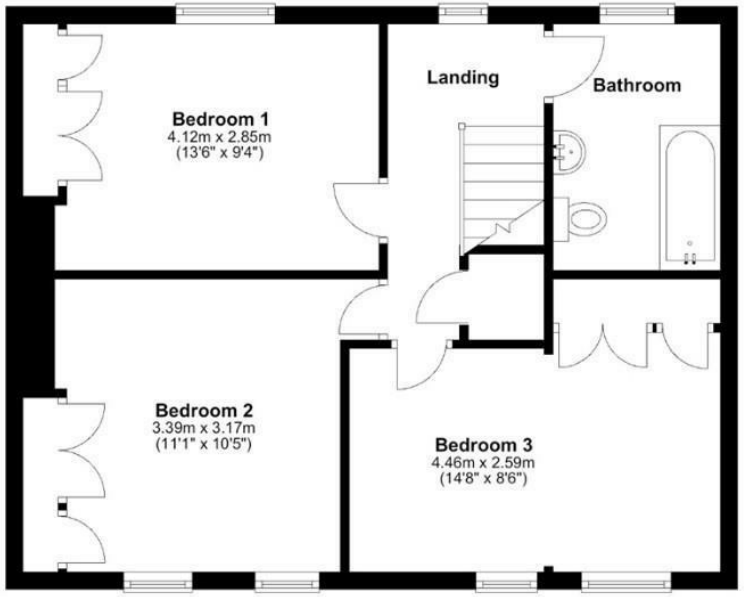




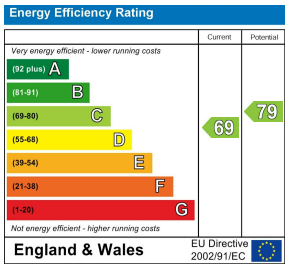
Ground Floor



First Floor



Approx. gross internal floor area 114 sqm (1225 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.















