

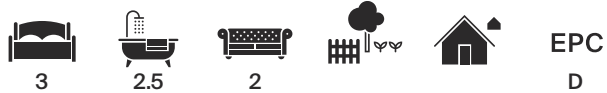
Hinton Avenue, Cambridge CBI





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Knight Frank is proud to present this Victorian townhouse, which has undergone an extensive updating, modernisation and extension programme whilst retaining as much character as possible. Situated in this highly regarded residential area to the south-east of the city, this period property has been imaginatively transformed into a flexible spacious home, benefitting from a large private garden and heated garden studio/home office.



Guide price: £1,195,000

Tenure: Available freehold

Local authority: Cambridge City District Council

Council tax band: E

The Property

A front sitting room leads off the entrance hallway, with a fireplace and wood block flooring, which features throughout the ground floor. A large kitchen/ family room is at the hub of the home, with a modern arrangement of wall and base cabinetry, built-in appliances, and a central island. Bi-fold doors lead from the vaulted ceiling family room to a paved entertainment area and garden beyond, creating a naturally bright space. There is a utility room off the kitchen with side door access.

The first floor includes a newly fitted bathroom and bedroom overlooking the rear garden. The principal bedroom suite enjoys a bay window to the front elevation allowing the room to flood with natural light, with a dressing room area leading to an ensuite shower room. Stairs lead to an attic conversion with double doors to the rear elevation.





Outside

A slate front garden, edged and finished by a traditional tiled front pathway leads to the front entrance. The generous east facing garden is mainly laid to lawn, with gated side access. A particular feature is a large fully insulated studio, with light and power, offering a multi-useable space ideal for a gym or home office.

Location

The property is situated on a desirable tree-lined street, within close proximity to Cambridge City Centre, offering a comprehensive range of shopping and leisure facilities, as well as a mainline railway station with regular commuter services to London from around 50 minutes (times are approximate). Addenbrooke's Hospital is easily accessible, and a number of highly regarded schools in both the private and state sectors are close by.





Light and spacious accommodation
with interior design by Sara Slade



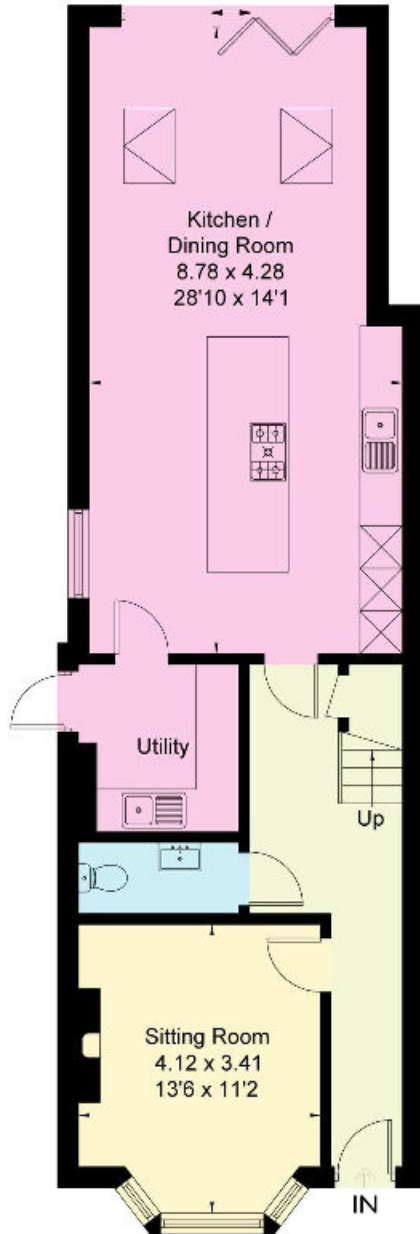
Approximate Gross Internal Floor Area

146.9 sq m / 1581 sq ft

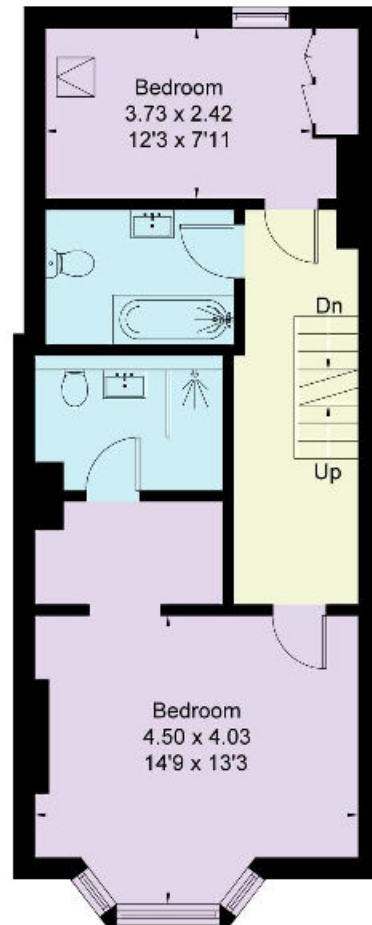
Heated Garden Studio / Home Office 19.3 sq m / 208 sq ft

Total 166.2 sq m / 1789 sq ft

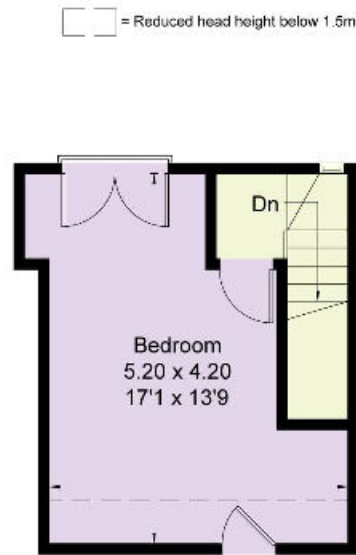
Including Limited Use Area (2.5 sq m / 27 sq ft)



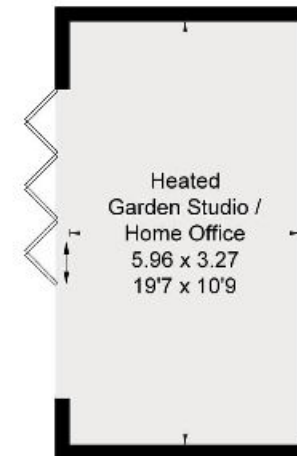
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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