



TENISON AVENUE, CAMBRIDGE

Guide Price: £1,350,000

We are pleased to offer this beautifully presented 5-bedroom Edwardian Bay fronted semi-detached property in a highly sought after location in central Cambridge. The City Centre is within a short walk, with the central Cambridge station just a 5-minute walk away.



Features

- ✓ Fantastic Location
- ✓ Bay Fronted
- ✓ Period Features
- ✓ High Ceilings
- ✓ Two Reception Rooms
- ✓ Enclosed Garden



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We are pleased to offer this beautifully presented 5-bedroom Edwardian bay fronted semi-detached property in a highly sought after location in central Cambridge. Built in 1902, the elegance and charm of this property is very evident immediately as you arrive, with many original features, including hardwood doors and windows and central fireplaces.

The property has been extended and improved, making this a lovely family home. Features of this property include a large family kitchen/dining room, with beautiful glazed internal doors leading to one of the reception rooms. Utility room with good size wet room on the ground floor. Large principal bedroom with two windows on the first floor, four further bedrooms, high ceilings, deep skirting boards, decorative cornicing, picture rails, with original panelled doors. A mix of original timber casement and sash windows. There is also a cellar for some extra storage.

Ground Floor

Welcoming porch with decorative glazed internal door leading to hallway with doors on the left leading to:

Sitting Room: 14'8 x 14'0 (4.46m x 4.27m) Good size room with feature fireplace, large window to the front aspect, original wooden floor.

Drawing room/Reception room: 11'11 x 11'6 (3.63m x 3.51m) Second reception room with a further feature fireplace, original wooden floor, with beautiful feature glazed doors leading to the dining area.

Kitchen/Dining Room: 22'0 x 12'6 (6.71m x 3.80m) Family kitchen which extends into the dining area. Feature archway with decorative glass block window and roof light. Glazed door into second reception room, section of original wood floor, combined with tiled part into kitchen area. Good range of wall and base units, centre island unit, Corian worktop, internal door leading to utility room and cellar. Underfloor heating.

Utility Room: Range of wall units, further sink unit with plumbing for appliances. Door leading to wetroom.

Cellar: 12'0 x 11'5 (3.67m x 3.47m)

First Floor

Bedroom One: 17'4 x 14'8 (5.29m x 4.46m) Principal bedroom with two large feature windows to front aspect.

Bedroom Three: 12'0 x 9'9 (3.67m x 2.97m) Good size double room with window to rear aspect.

Bedroom Four: 11'11 x 11'5 (3.63m x 3.47m) Further double room with feature fireplace, window to rear aspect.

Bedroom Five: 11'11 x 11'5 (3.63m x 3.47m) currently used as a study/home office with window to side aspect.

Family Bathroom: Bathtub with shower over, WC and wash basin. Two windows with obscure glass to side aspect.

Second Floor

Bedroom Two: 17'6 x 16'4 (5.33m x 4.97m) Large attic bedroom with a feature window in the gable end, overlooking the rear of the property.

Door leading to storage space within the attic.

Outside

To the front of the property, there is a covered storage for cycles, with some mature planting and tiled footpath.

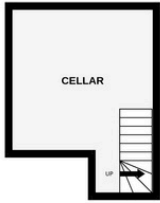
To the rear of the property, some mature planting, York stone paving, a garden shed, raised beds with a rear gate that takes you back round to the front of the property back onto Tenison Avenue.

Tenison Avenue is one of the city's most sought-after residential areas, known for its elegant three-storey Edwardian townhouses. Located just 0.2 miles from the newly developed station complex, residents have easy access to recreational spaces, landscaped areas, and a diverse range of shops, restaurants, cafes, and supermarkets. Nearby, Hills Road offers a post office and two mini supermarkets, while the popular Mill Road boasts independent shops and international dining options.

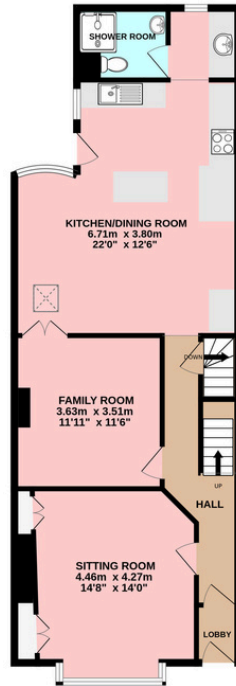
The city centre is within a short walk. The property is close to many esteemed schools such as St Paul's, St Alban's, St Matthew's, and The Stephen Perse, among others. Parkside Academy and Hills Road Sixth Form Colleges are just half a mile away.

Cambridge is a historic and vibrant city in the east of England, best known for its prestigious university, which dates back to the 13th century. The city blends ancient architecture with modern innovation, offering picturesque streets, beautiful college buildings, and a lively cultural scene. Cambridge is also a hub for high-tech and biotech industries, with leading research facilities such as the Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. The city is home to excellent schools, green spaces like the University Botanic Garden, and a thriving mix of shops, restaurants, and cafes, making it a unique blend of academic excellence and contemporary living.

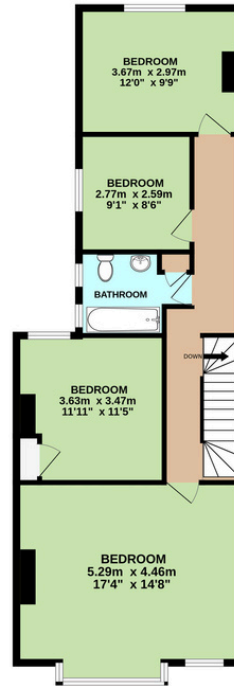
BASEMENT
13.8 sq.m. (148 sq.ft.) approx.



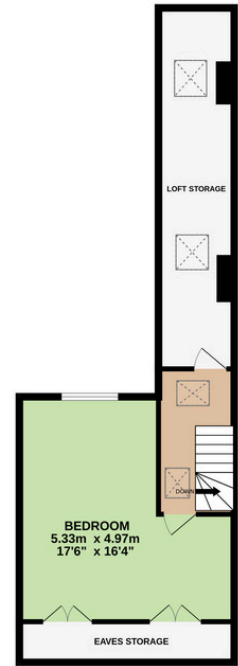
GROUND FLOOR
76.2 sq.m. (820 sq.ft.) approx.



1ST FLOOR
70.4 sq.m. (758 sq.ft.) approx.



2ND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 208.2 sq.m. (2241 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TOTAL SIZE: 2241 SQFT

TENURE: FREEHOLD

EPC BAND: TBC

COUNCIL TAX BAND: G

LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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