

**16 HILLS AVENUE,  
CAMBRIDGE**

  
**BIDWELLS**







**A skilfully altered and extended Edwardian house with architect designed planning permission in place, featuring beautifully presented accommodation and a south facing garden, situated in this highly regarded residential road.**

Cambridge City Centre 1.75 miles, M11 (junction 11) 3 miles, Mainline Railway Station 1.25 miles, (distances are approximate).

### **Property Summary**

Gross internal floor area: 2,482 sq ft (231 sq m) excluding store

- Ground Floor: Entrance Hall, Family Room, Sitting Room, Conservatory, Kitchen/Dining Room, Utility Room, Cloakroom
- First Floor: 4 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Second Floor: Bedroom, En Suite Shower Room
- Outside: Large Gravel Driveway, Store, Established South Facing Garden

In total, the property comprises 0.2 of an acre (0.08 hectares)

Please read Important Notice on the floor plan page.



**16 HILLS AVENUE,  
CAMBRIDGE CB1 7XA**

## Description

Believed to date from the late Edwardian period, the property comprises a detached double bay fronted house, constructed with brick elevations under a tiled roof, and is typical of the period, featuring well-proportioned rooms with high ceilings. The property has been the subject of a major programme of alterations and improvements over the past few years, including re-roofing. The result is a beautifully presented, versatile family house.

Planning permission, reference 19/1571/FUL was granted in November 2020 for a part single and part three storey rear extension, demolition of side shed and construction of bicycle store, alterations to rear and side fenestration and removal of rear chimney as shown on the floor plan on page 7 of this brochure. This could provide a substantial rear extension comprising kitchen/dining/family room, creation of larger bedrooms 4 and 5 and reconfiguration of the family and en suite bathrooms. These plans would increase the accommodation to a substantial and impressive 3,182 sq ft (296 sq m).

## Outside

The property is approached over a gravelled driveway, providing parking for several cars to the front and set behind a high hedged front boundary. To the side is a useful attached **Store 21'1 x 6'11 (6.42m x 2.12m)** providing storage for bicycles, garden equipment etc.

The south facing rear garden is a charming feature of the property and has a wide expanse of grass and a variety of trees and shrubs. There is a paved terrace immediately adjoining the rear of the house and a timber garden Shed at the bottom of the garden.



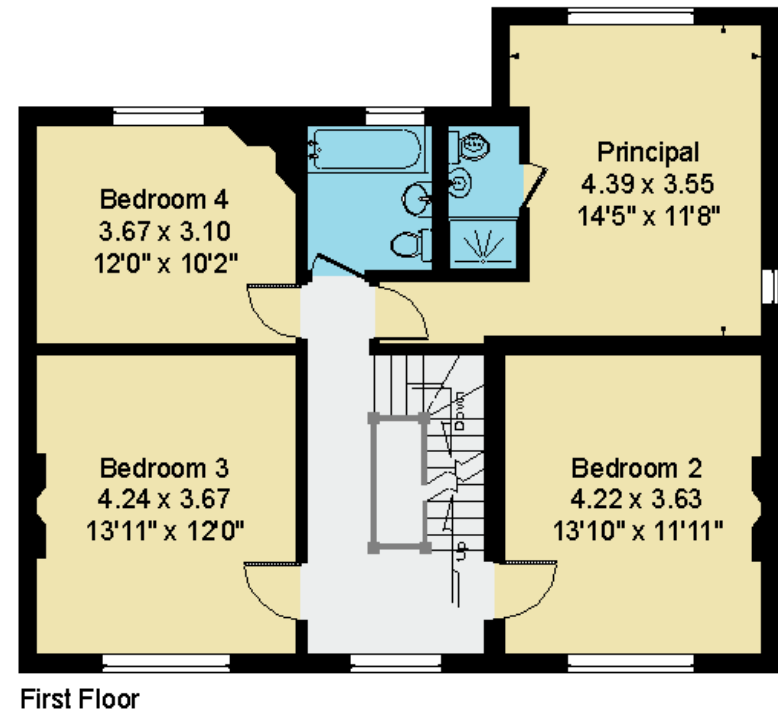
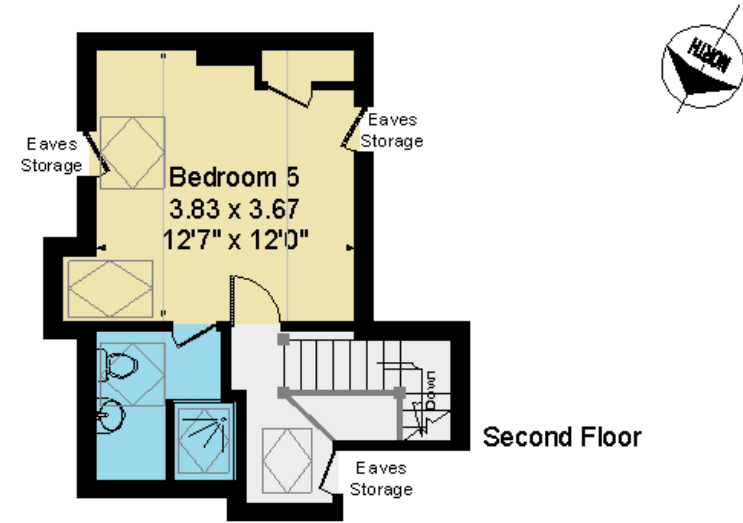
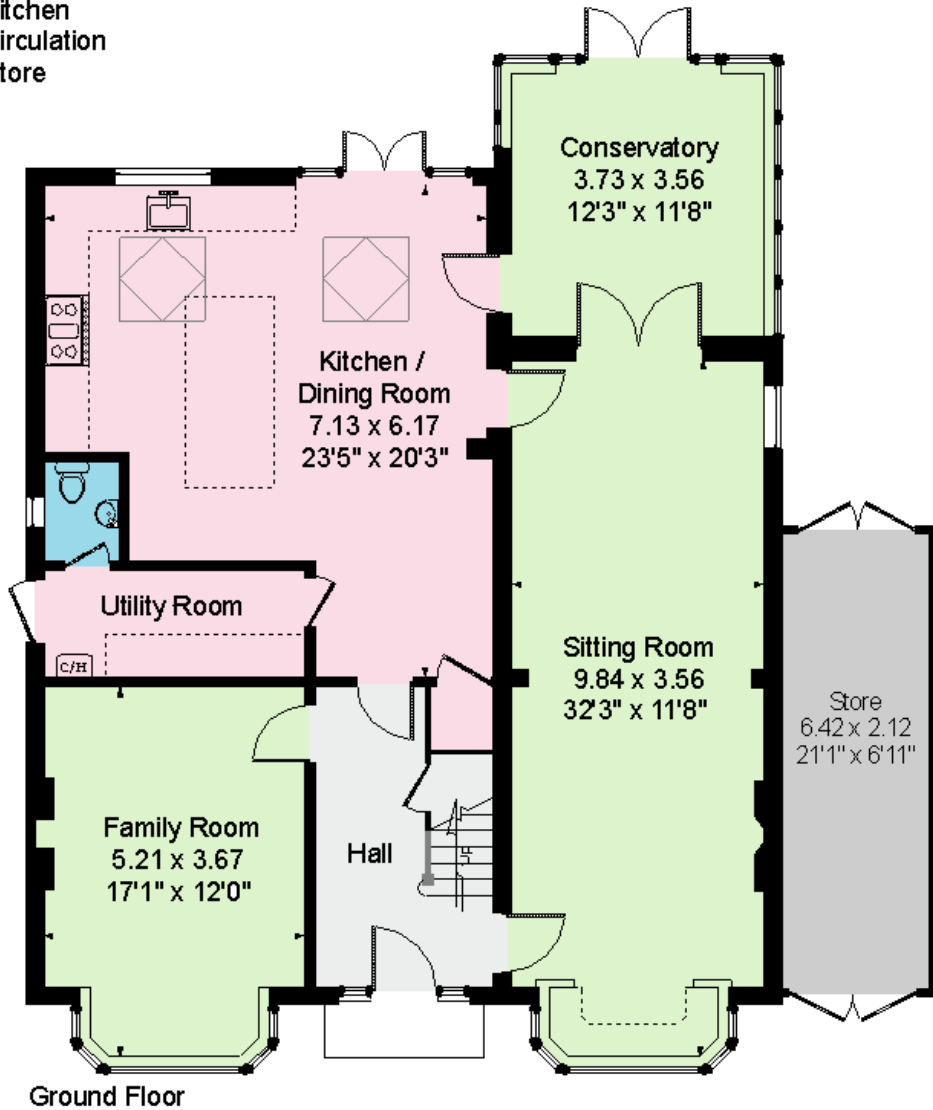


## Property Highlights

- An impressive 2,482 sq.ft (231 sq.m) over three floors
- Reception Hall with panelled front door with attractive stained glass and leaded light insert and matching inner door to Kitchen/Dining Room
- Superb bay fronted Sitting Room 32'3 x 11'8 (9.84m x 3.56m) with window seat, attractive gas fireplace, exposed floorboards, deep skirtings and picture rails
- A generous bay fronted Family Room with stylish stone gas fireplace, deep skirtings and picture rails
- Spacious and extremely light Kitchen/Dining Room 23'5 x 20'3 (7.13m x 6.17) with slate tiled floor, two skylights and French doors to the rear terrace
- Excellent Kitchen Area with range of cream wood cabinets with granite work surfaces, island with base cupboards and oak work surface, Britannia range with 2 ovens, 5 gas burners and stainless-steel extractor hood over, and integral dishwasher
- Charming period style Conservatory with double glazed windows in timber frames, travertine tiled floor and double doors to rear terrace
- Five double Bedrooms with two excellent En-suite Shower Rooms and a stylish Family Bathroom arranged over the first and second floors
- Gas fired central heating with pressurised water system

Gross Internal Area 231 sq m (2482 sq ft) excluding store 16 Hills Avenue, Cambridge

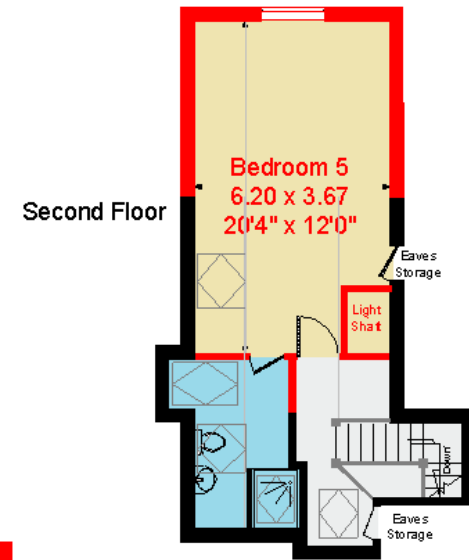
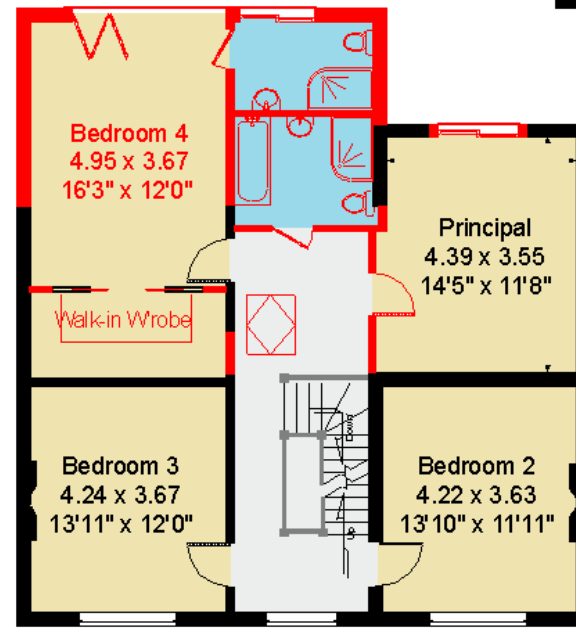
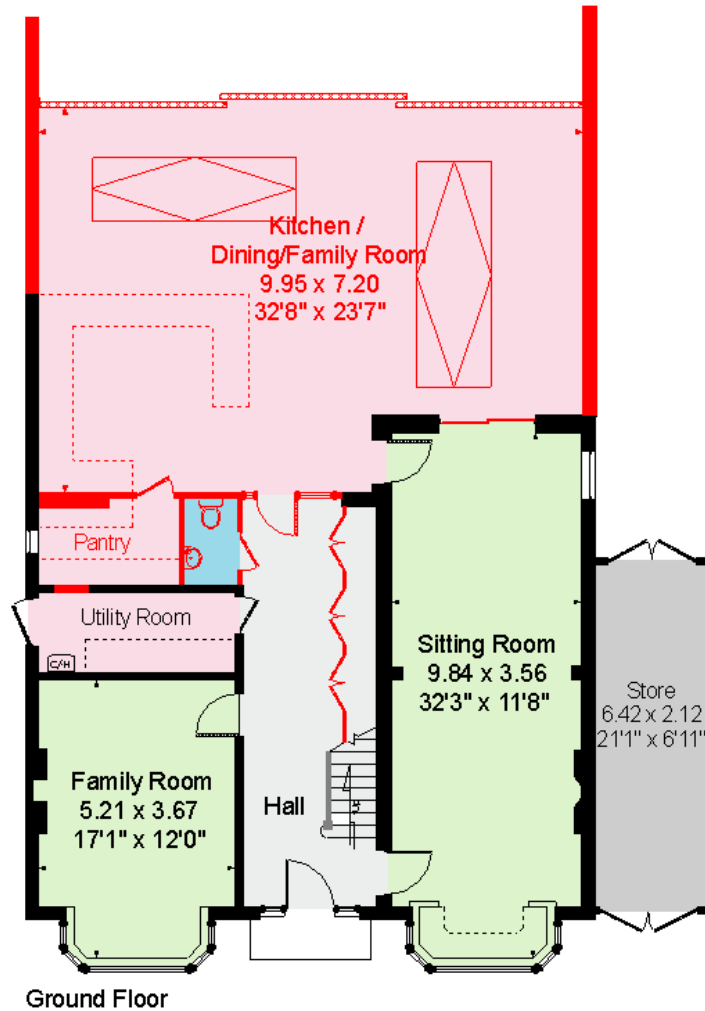
- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Store



NOT TO SCALE: For guidance purposes only

Gross Internal Area after proposed extension : 296 sq m (3182 sq ft) excluding Store

This drawing shows the existing property in black, and the extension, for which planning approval has been obtained, in red.

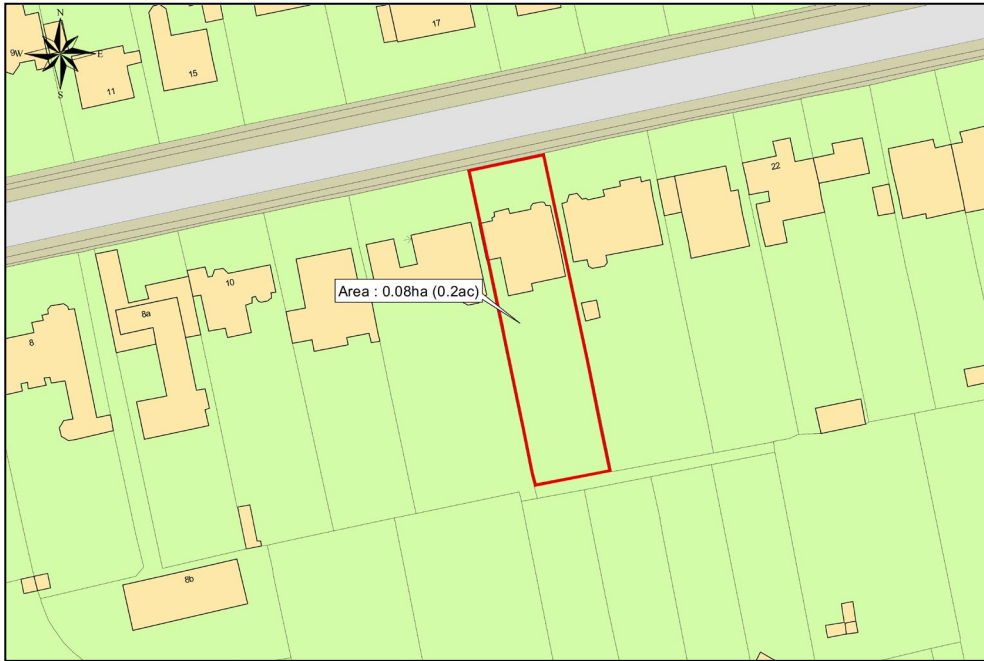


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### Location

16 Hills Avenue is situated about 1.75 miles to the south of the city centre. It is extremely well placed for access to Addenbrooke's Hospital/Cambridge Biomedical Campus. The property is also well placed for access to a mainline railway station with services to London's King's Cross and Liverpool Street in approximately 48 and 68 minutes respectively.

A number of leisure and sporting facilities are within walking or cycling distance, including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym etc, and Cambridge Leisure a supermarket, cinema, 10-pin bowling and restaurant complex, to the north of Cherry Hinton Road.

An excellent choice of state and independent schools is within close proximity, including Queen Edith's Primary School, Netherhall Secondary School/Sixth Form College and the Perse, together with sixth form colleges in Hills Road and Long Road.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Andrew Tucker  
01223 559510  
andrew.tucker@bidwells.co.uk

54 High Street, Trumpington, Cambridge, CB2 9LS

### Additional Information

#### Local Authority

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax Band: G  
Council Tax Payable  
2023/2024:  
£3,543.60

#### Services

All mains services are connected to the property.

#### Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Energy Rating

C

#### Health & Safety

Please ensure that you take due care when inspecting any property.