



Plantation Avenue, Trumpington, Cambridge

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**STRUTT
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BNP PARIBAS GROUP

19 Plantation Avenue Trumpington Cambridge CB2 9DL

A stylish, contemporary townhouse with three bedrooms, set in the desirable Cambridge suburb of Trumpington

M11 (Jct 11) 2.0 miles, Cambridge city centre 2.1 miles, Cambridge mainline station 2.2 miles (50 minutes to London Kings Cross), Stansted Airport 23 miles

Sitting area | Kitchen | Utility | Cloakroom
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom | Garage
Garden | EPC rating B

The property

19 Plantation Avenue is a beautifully appointed modern townhouse with three bedrooms, arranged across three levels. It offers stylish contemporary accommodation with neutral decor and plenty of natural light throughout.

The main living and entertaining area is on the first floor, where there is a 34ft, open-plan sitting area and kitchen running from the front to the rear. At the front there are three sets of French doors opening onto Juliet balconies, with the sitting area providing space in which to relax, as well as space for a dining table. The kitchen at the rear has sleek, modern units in white, as well as integrated appliances. The ground-floor utility room provides further space for storage and home appliances.

The second floor has three comfortable bedrooms, two of which are doubles. All three bedrooms include built-in storage, while the principal bedroom also has an en suite shower room. The family bathroom, with its over-bath shower, is also located on the second floor.

Outside

At the front of the property gates open onto the garage area, which has parking space under the house for up to two cars. The rear has a west-facing garden enclosed by brick walls and timber fencing, with an area of paved terracing for al fresco dining, as well as a manageable, level area of lawn.

Location

Trumpington is a highly sought-after suburb on the southern outskirts of Cambridge, just two miles from the city centre. The community has plenty of its own local amenities, including a post office, a supermarket, a local pub and primary and secondary schooling. Meanwhile, the superb shopping, leisure and cultural facilities of Cambridge city centre are close-at-hand, including easy access to large supermarkets. Trumpington boasts excellent transport connections, with the M11 just two miles away, a park and ride for Cambridge city centre and Cambridge mainline station just a short drive away, providing regular services to London King's Cross.

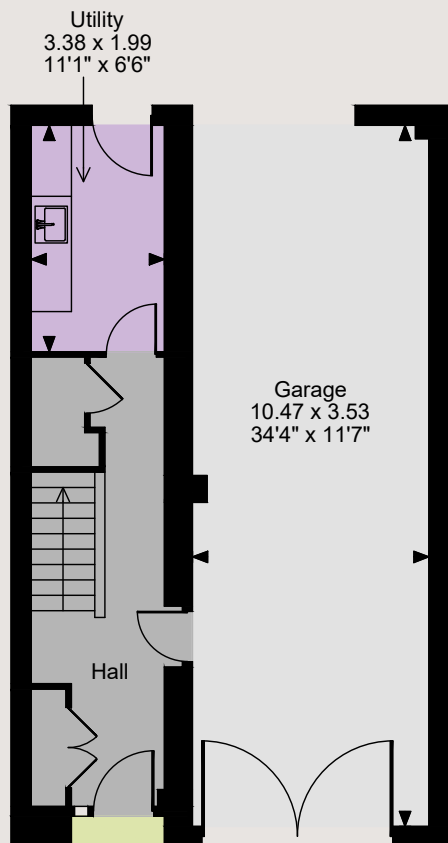
Directions

From Cambridge city centre, take the A1134/ Trumpington Road south away from the city centre. After 1.5 miles, turn left onto Lime Avenue, then take the second turning on your left onto Plantation Avenue. Continue around to the left, and you will find the property on the left.

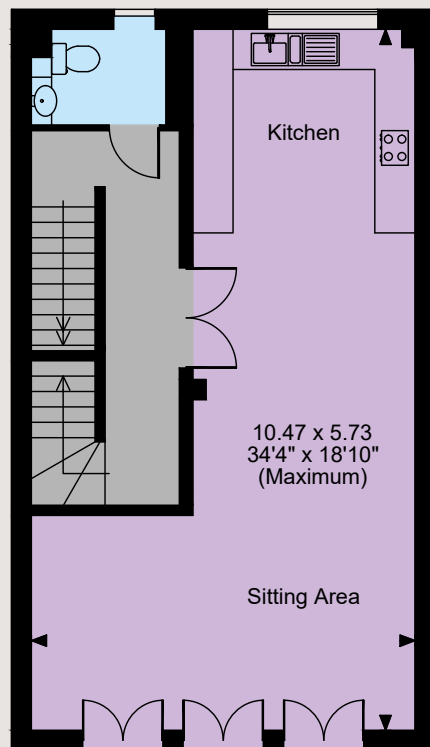




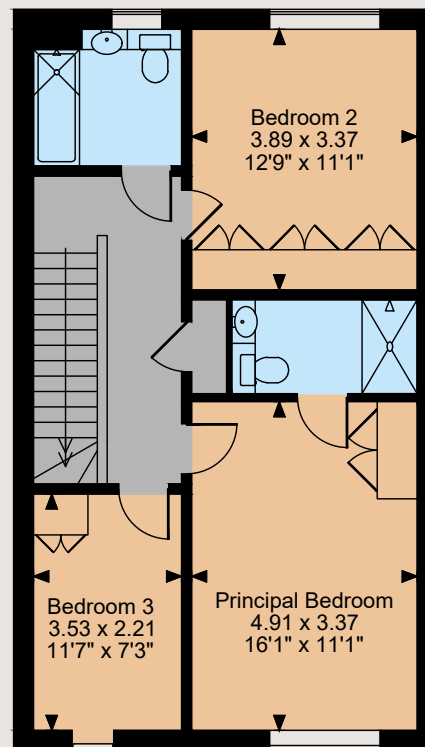
Floorplans
House internal area 1,495 sq ft (139 sq m)
Garage internal area 398 sq ft (37 sq m)
For identification purposes only.



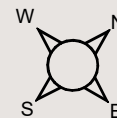
Ground Floor



First Floor



Second Floor



General

Local Authority: Cambridge City Council
Services: Mains water, electricity, gas and drainage
Council Tax: F
Tenure: Freehold
Guide Price: £875,000

Cambridge

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