



Tenison Avenue, Cambridge

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

28 Tenison Avenue Cambridge CB1 2DY

A beautifully presented 4-bedroom family home, in a sought-after residential area, close to the mainline station

Cambridge mainline station 0.4 miles (53 minutes to London Kings Cross), Cambridge city centre 0.7 miles, M11 (Jct 12) 2.8 miles, Stansted Airport 26 miles

Reception hall | Sitting room | Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms
Family bathroom | Garden | EPC rating E

The property

28 Tenison Avenue is a highly attractive terraced house that provides light, airy accommodation with neutral décor and various original details, such as original fireplaces and elegant ceiling corning.

The main reception room is the 28ft sitting room at the front of the ground floor. It has wooden flooring, two open fireplaces, a bay window to the front and French doors opening onto the rear garden. The ground floor also has a well-proportioned kitchen and breakfast room with bi-fold doors opening onto the garden and space for a dining table. The kitchen has shaker-style units and space for all the necessary appliances.

There are two double bedrooms on the first floor including the generous principal bedroom at the front with its en suite shower room. The first floor also has a family bathroom with an over-bath shower. The second floor has two further double bedrooms with dormer windows.

Outside

At the front of the property there is a small garden bordered by picket fencing, with a paved pathway leading to the entrance. Parking is available in marked bays along Tenison Avenue via a resident permit scheme. At the rear, the garden includes an area of paved terracing, a small lawn, a storage shed and border flowerbeds with various shrubs. The garden is enclosed by high timber fencing on all sides.

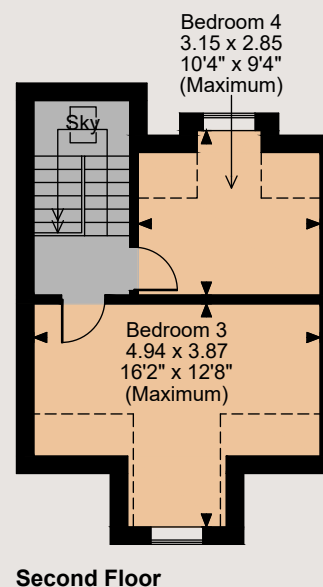
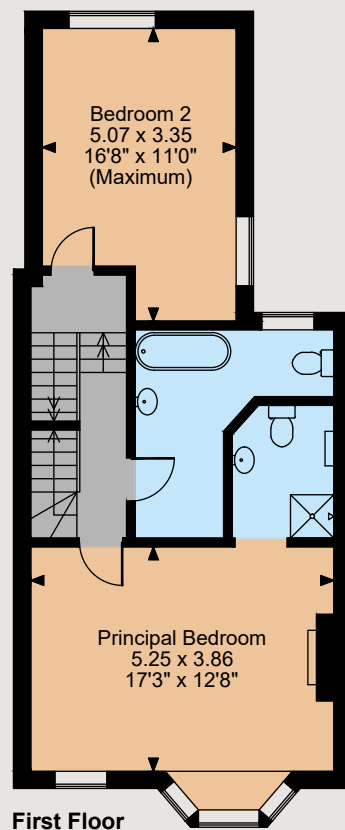
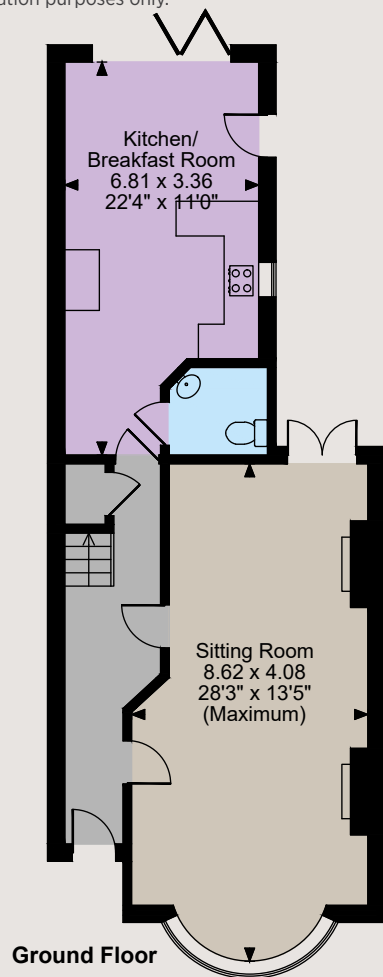
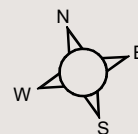
Location

The property is located between Hills Road and Mill Road, just to the south of Cambridge city centre. This vibrant part of the city is full of independent shops, cafes bars and restaurants. You will find plenty of useful everyday amenities on Mill Road and nearby Regent Street, while the centre of the city with its excellent shopping, leisure and cultural facilities, is around a mile away. There are several outstanding schools nearby, including St. Matthew's Primary School and Parkside Community College. The property is conveniently located for Cambridge mainline station, which offers a fast and efficient service to London King's Cross (53 minutes), while the M11 is just three miles away.





Floorplans
House internal area 1,582 sq ft (147 sq m)
For identification purposes only.



Directions

With Strutt & Parker's Cambridge office on your right, head along Hills Road and take the second turning on your left onto Station Road. Turn left onto Tenison Road and after 0.1 miles, turn left onto Tenison Avenue. You will find the property on the right.

General

Local Authority: Cambridge City Council
Services: Mains gas, electricity, water and drainage
Council Tax: F
Tenure: Freehold
Guide Price: £1,250,000

Cambridge

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