



A very well presented modern townhouse

4 Aberdeen Avenue, Cambridge CB2 8DP

Freehold





Local information

• Aberdeen Avenue is situated on the award-winning 'Accordia' development just off Brooklands Avenue. The development is within easy reach of University Botanic Gardens and Cambridge Railway Station.

• Independent schools such as The Leys, St Faiths, Stephen Perse and St Mary's along with Hills Road Sixth Form College are all situated within close proximity. State schools for all age groups are available in the City.

• For the commuter, Cambridge railway station has fast and regular services to both London's Kings Cross and Liverpool Street stations from around 48 minutes.

• Excellent shopping facilities and cultural amenities are available in the historic core of the city including a busy market square that dates back several centuries and Grand Arcade shopping mall. Close at hand is Cambridge Leisure – a large complex comprising a bowling alley, multi-screen cinema, a number of well-known restaurants and two mini markets along with a live music venue, The Junction.

About this property

4 Aberdeen Avenue is a stylish and well-proportioned modern townhouse, constructed in 2006 by 'Countryside Properties' and forms part of this sought after RIBA award winning development.

The property extends to approximately 2,441 sq ft over four floors and has very well planned, family friendly and largely open plan living accommodation. Of particular interest is the main sitting/reception room at first floor level with oak flooring and large south-west facing windows along with a pair of tall glazed double doors which lead to a 'Juliet' balcony and look out into a mature tree belt to the front.

The ground floor kitchen is comprehensively fitted with wooden fronted cabinetry and well equipped with integrated appliances including steel double ovens and wide five burner gas hob. Similar to the floor above, there are glazed double doors to the front which open onto the decked and covered porch. The kitchen area 'extends' into the wide dining and family area, with floor to ceiling glazing to the rear which open onto the enclosed 'courtyard' garden. To the rear of the house is a garage with rolling door. A utility room and cloakroom with shower completes the ground floor accommodation.

At the rear of the property above the garage is the fifth bedroom, with wall to wall storage/cabinetry and could easily suit those working from home, to accommodate a guest or a 'teenagers den'. There are four further double bedrooms, the master is situated on the top floor with wardrobes and storage



to two walls, a private terrace overlooking the tree belt along with an en suite bathroom with separate shower cubicle and twin basins all by Duravit. The family bathroom, again with Duravit sanitary-ware, also doubles as an en suite bathroom, again with separate shower.

The house has a private decked terrace to the rear at first floor level which can be accessed via bedroom five or from the first floor landing. This area is south-west facing and provides plenty of space for eating out, BBQ's and entertaining. The property, which has oak and tiled floors to the living areas and has been presented in very good order throughout can be seen in greater detail on the attached floor plans.

4 Aberdeen Avenue is set well back beyond the mature tree belt and benefits from a gas fired under floor heating system and high quality tall glazing throughout. In addition to the garage parking, there is a parking permit scheme in place which is available from Cambridge County Council.

Tenure

Freehold

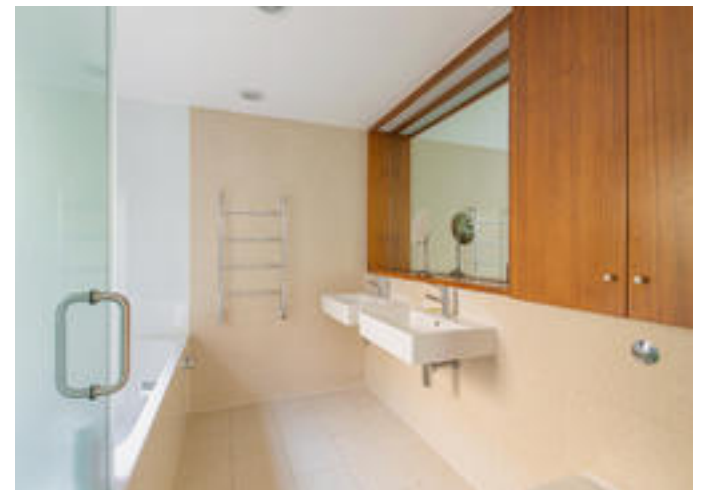
Local Authority

Cambridge City Council: Band G

Viewing

Strictly by appointment with Savills





Approximate Area = 226.8 sq m / 2441 sq ft (Excluding Garden / Courtyards / Garage)
Garage = 47.1 sq m / 507 sq ft
Bin Store / External Cupboards = 1.7 sq m / 18 sq ft
Total = 275.6 sq m / 2966 sq ft
Including Limited Use Area (3 sq m / 32 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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