



Edwardian semi-detached house in excellent condition

14 Tenison Avenue Cambridge CB1 2DY

Freehold

savills





Five bedrooms, two en suites • Three reception rooms • Stunning kitchen/dining room • Attractive enclosed rear garden • Off street parking

#### Local information

- Tenison Avenue is situated between Tenison and Lyndewode Roads, close to Cambridge railway station which has rail services to London from about 48 minutes.

- Excellent everyday shopping facilities are available near the railway station and along nearby Hills Road which has a post office and two mini supermarkets. Mill Road, a popular cosmopolitan district of Cambridge is also close by, well served in terms of independent shops and an abundance of international restaurants. Cambridge city centre has excellent further shopping including The Grand Arcade shopping mall and a busy daily market.

- There is a wide variety of recreational, sports and cultural amenities available in the city including Kelsey Kerridge Sports and Swimming Centre, Fenner's Cricket Ground along with a number of museums and the Cambridge Colleges, some 31 in all. 'Cambridge Leisure' is a large multi-screen cinema, bowling alley and restaurant complex situated just beyond the railway station some 700 metres distant which has a Sainsbury and Tesco supermarket along with 'The Junction', a popular live music and comedy venue.

- The nearby University Botanic Garden, which is open to the public, has an exceptional variety of specimen plants and trees,

Victorian glasshouses and a popular café.

- Schools for all age groups are available in the city in both the state and independent sectors with Sancton Wood, St Alban's Primary, St Paul's Primary and The Stephen Perse all in the immediate vicinity.

(all distances and times are approximate).

#### About this property

Dove Dale, 14 Tenison Avenue is an attractive Dutch gabled semi-detached Edwardian house which is believed to date back to 1908.

The property, which is constructed of Cambridge brick elevations beneath a slate roof, presents in excellent order throughout and offers well-proportioned accommodation over three floors plus a cellar.

The house is entered through the original front door into a porch with stained glass windows to the left, and a stained glass door leads into the hallway beyond.

To the right there is a well-proportioned drawing room with attractive plantation shutters and a feature fireplace with mantle and tile surround.

There is a second reception room offering a multitude of uses such as a family/study/music room which has attractive windows surrounding the door. At the end of the hall the door opens into a





through sitting room featuring stripped wood floors and original corning, and an ornamental fireplace with shelving on either side.

Beyond the sitting room is a stunning vaulted kitchen/dining room featuring a lovely bay window with central French doors leading to the garden. The kitchen is set around to the left and is fitted with Tomas handcrafted handleless units, Corian worktops, Aga with electric oven and gas hob, Quooker tap, integrated Siemens dishwasher and fridge. The kitchen also benefits from a useful larder cupboard. Off the kitchen is a utility room fitted with further storage units, boiler cupboard, sink and space for a washer/dryer and fridge freezer.

A set of stairs leads to a useful basement, and a cloakroom completes the ground floor accommodation.

On the first floor are three double bedrooms, two with en suites. The principal bedroom is at the front of the house with plantation shutters, built-in wardrobes on either side of an ornamental fireplace and newly fitted shower room adjoining with white sanitaryware, Porcelanosa tiles and Grohe chrome fittings.

On the second floor there are a further two bedrooms, one with stripped wood floors and plenty of natural light, and the fifth bedroom offers substantial eaves storage and features the original gable windows.

To the front of the house is a small lawned garden with rose beds and off-street parking for one car, together with a bike

shed to the side of the property. The attractive rear garden is laid mainly to lawn with a seating area to one end and garden shed.

**Tenure**

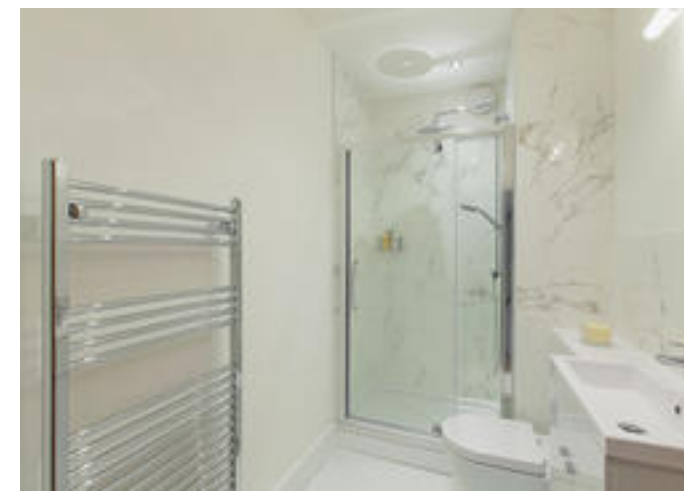
Freehold

**Local Authority**

Cambridge City Council

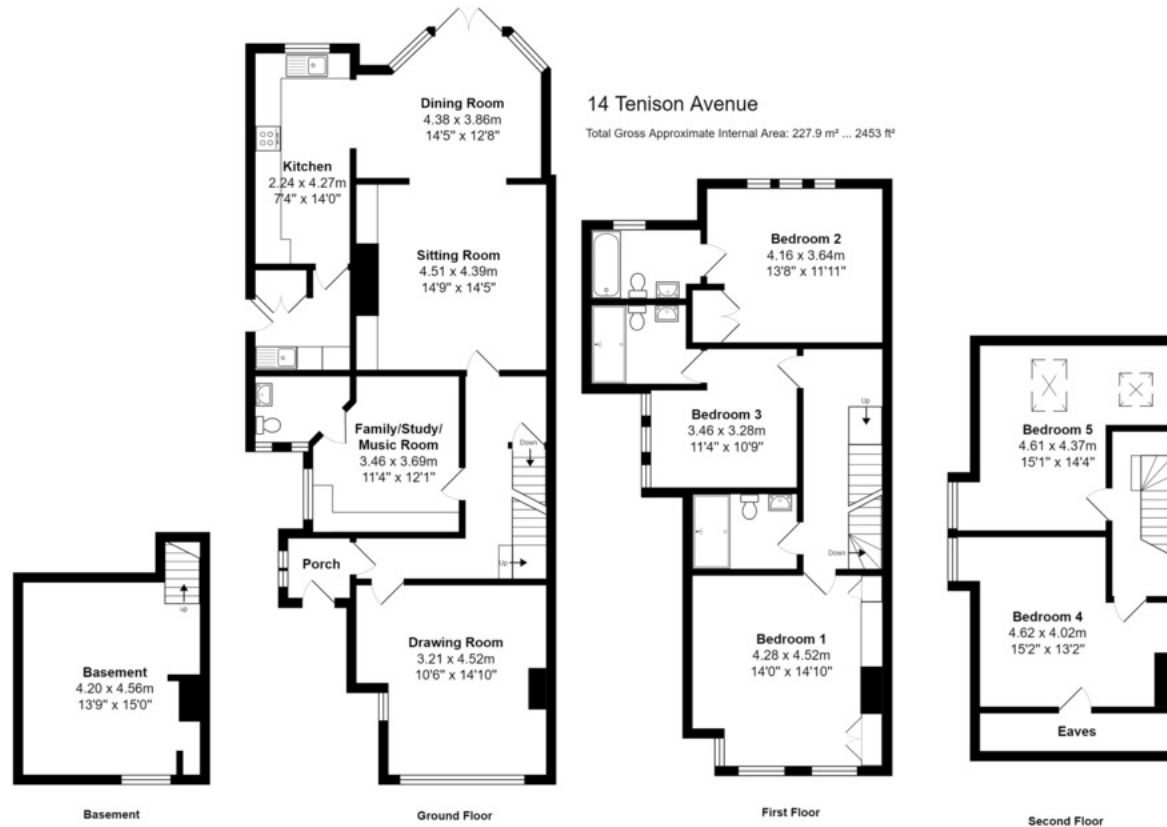
**Viewing**

Strictly by appointment with Savills

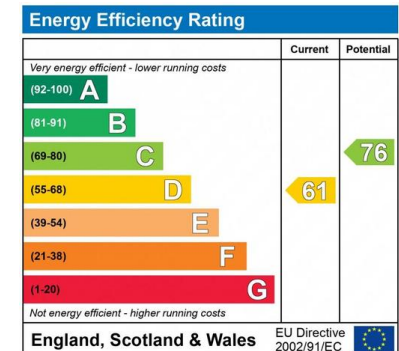








All measurements are approximate and for display purposes only



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12024041 Job ID: 149917 User initials: 210412VP