



**HILLS ROAD**  
Cambridge

**Carter Jonas**

## HILLS ROAD, CAMBRIDGE, CB2 8QE

- Addenbrookes Hospital - approx. 0.5 miles
- Cambridge City Centre - approx. 1.5 miles
- Cambridge Railway Station - approx. 1.5 miles

Vastly popular location • Around 2,500 sq.ft of accommodation • Abundantly characterful throughout • Driveway parking & double garage • Well-presented throughout • EPC rating E

### DESCRIPTION

An incredibly charming and spacious four-bedroom detached home positioned in quite possibly the most desirable setting in town. The characterful accommodation measures around 2,500 sq.ft and consists of a large entrance hall, two spacious reception rooms, a kitchen, utility room, cloakroom, two further bathrooms and four large bedrooms. The large plot offers a gravelled driveway, a detached garage and established gardens.

### GROUND FLOOR

Entering into a small entrance hall that leads to the downstairs cloakroom and furthermore into the large and characterful main entrance foyer, offering an open fireplace, parquet flooring and grand stairs leading to the first floor. The large sitting room is positioned to the rear of the property with oak flooring and French doors leading to the rear garden terrace. The formal dining room enjoys a large bay-window with views across the rear garden. The kitchen is stylishly presented with fitted units and drawers with worktops over and an inset sink, with integrated appliances including an oven, dishwasher and extractor fan. Leading from the kitchen is the utility room and larder.

## A TRULY STUNNING AND IDYLICALLY POSITIONED DETACHED HOUSE ON HILLS ROAD IN CAMBRIDGE MEASURING CLOSE TO 2,500 SQ.FT OF ACCOMMODATION.







### FIRST FLOOR

The staggered landing boasts natural light and space, as well as access to the spacious and accessible loft room. The master bedroom situated at the front of the property offers a featured fireplace and ample fitted wardrobes, as well as an ensuite shower room, comprising a double sized shower cubicle, wash hand basin and WC. The remaining three bedrooms and abundantly spacious and all boast fitted wardrobes. The bathroom offers a shower cubicle, bath, wash hand basin and WC, whilst there is also a separate WC off of the landing.

### OUTSIDE

The property is approached through a timber gate opening to the substantial gravelled driveway offering ample parking and access to the detached double garage. The remaining front aspect offers a selection of established trees and shrubs. The south-westerly facing rear garden is predominately lawned with a paved terrace and mature shrubs, plants, trees and shrubs.

### LOCATION

The location is highly accessible for access to the city centre, along with many of the renowned schools (within walking distance of The Perse), Sixth Form Colleges and the hospital. For those needing to commute by road, some of the major networks are a short drive away, leading to London, the north and Stansted Airport. There is a Waitrose supermarket within easy reach along with local amenities available on Cherry Hinton Road and the leisure complex, a short walk away. There is also a direct cycle and bus route along Hills Road into the city centre and the railway station, which offers a fast and regular train service into London.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

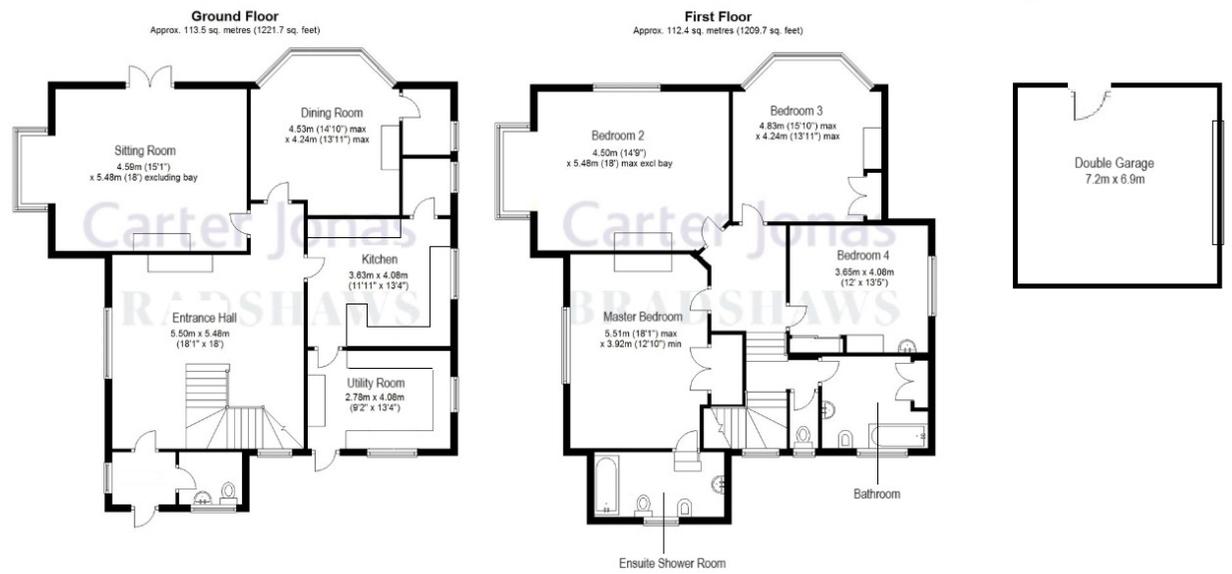
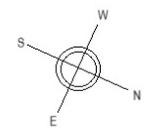
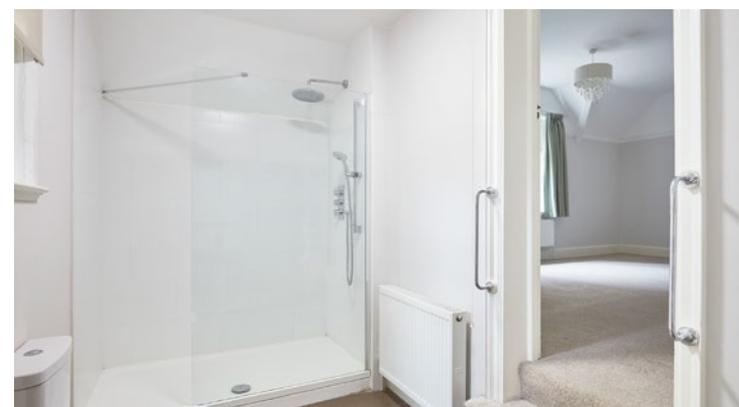
**Services:** Gas fired central heating. Mains water, gas, drainage and electricity

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330







Total area: approximately 225.9 sq.m (2431.4 sq.ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		7.6
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	5.3	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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