



Knightly Avenue, Cambridge

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BNP PARIBAS GROUP 

84 Knightly Avenue Cambridge CB2 0AL

A stylishly appointed modern home in a desirable south Cambridge setting

Cambridge city centre 2.3 miles, Cambridge mainline station 2.3 miles (53 minutes to London Kings Cross), M11 (Jct 11) 3.3 miles, Stansted Airport 24 miles

Reception room | Kitchen/dining room
Cloakroom | 3 Bedrooms | Family bathroom
Gardens | EPC rating B

The property

84 Knightly Avenues is an attractive contemporary home, set on a highly desirable modern development two miles from Cambridge city centre. The property offers three bedrooms and light, airy accommodation with high-quality fittings and clean, neutral décor throughout.

On the ground floor, the welcoming entrance hall with its wooden flooring leads to the sitting room and kitchen/dining room, with the wooden flooring continuing throughout the ground level. The sitting room at the front is an ideal space in which to relax, with its full-height windows, while at the rear, the kitchen and dining room has French doors opening onto the gardens. The kitchen itself has sleek fitted units in white, as well as integrated appliances.

Upstairs there are three well-presented double bedrooms, including the principal bedroom at the rear with its extensive built-in storage. The first floor also has the family bathroom with its over-bath shower.

Outside

At the front of the property, the block-paved driveway provides parking space for up to two vehicles, while further parking is available on-street throughout the development. The gardens to the rear are enclosed by high timber fencing and include a patio for al fresco dining, a second patio at the end of the garden, an area of lawn, border beds with various shrubs and flowering perennials, and a shed for garden storage.

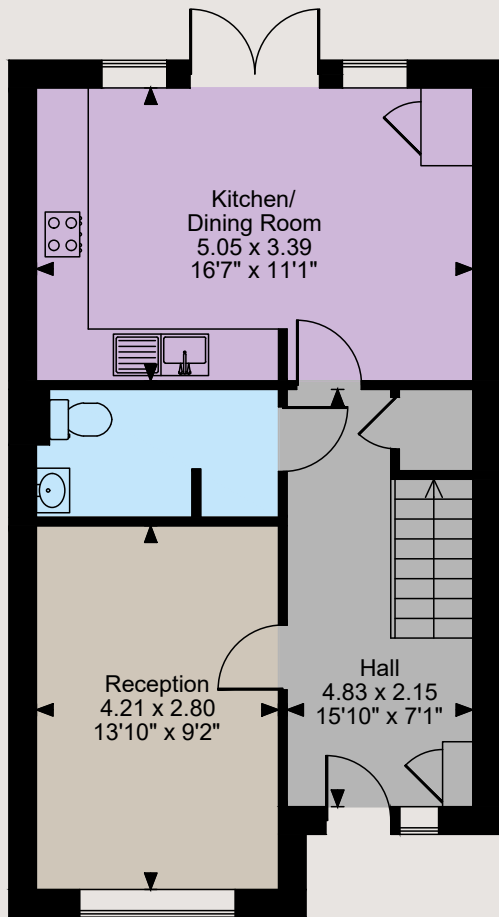
Location

The property is located in a desirable south Cambridge position, just two and a half miles from the city centre and with easy access to the beautiful countryside surrounding the city. There are local shops within easy reach on Hills Road, as well as further shops and amenities on Mill Road, while the centre of the city with its excellent shopping, leisure and cultural facilities, is easily accessible. There are several good schools nearby, including the outstanding-rated Spinney Primary School and Hills Road Sixth Form College, as well as a number of independent schools, including The Perse School and Abbey 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. The new Cambridge South train station aimed to be ready by 2025, will be 1.6 miles away.

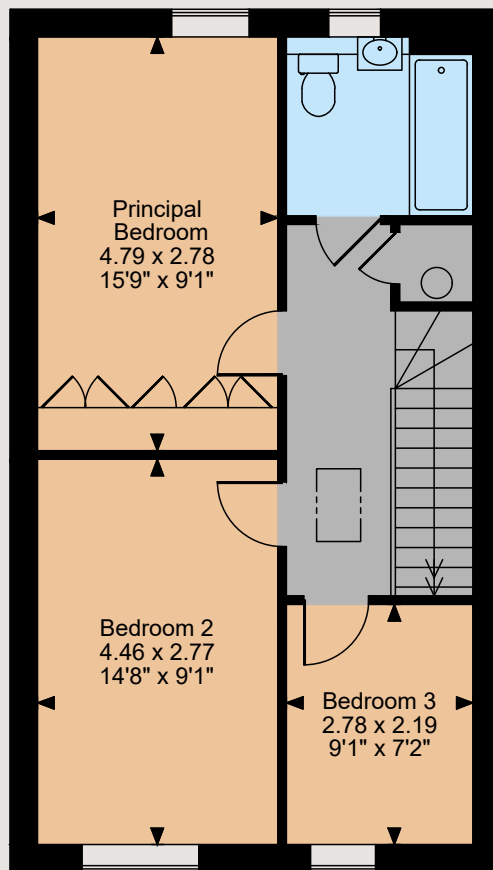




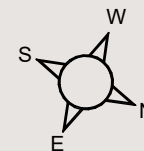
Floorplans
House internal area 968 sq ft (90 sq m)
For identification purposes only.



Ground Floor



First Floor



General

Local Authority: Cambridge City Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band D
Tenure: Freehold
Guide Price: £600,000

Cambridge

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