



High Street, Cambridge, CB22 7QD



# High Street

Harston, Cambridge,  
CB22 7QD

\*Stunning show home for sale\* delightful high quality new home with private enclosed garden and allocated parking, perfectly located for Cambridge and major routes and transport links

2 2 1

Guide Price £450,000



## 180 High Street Harston

A select development of just eight luxurious new homes within an exclusive, attractively landscaped setting.

The development offers a mix of detached, semi-detached and terraced houses in a prominent position on the outskirts of Cambridge, all designed and built to the highest standard.

Each home features contemporary but timeless architecture. Traditional brick is combined with neutral render and composite cladding, while expansive windows create naturally light, bright interiors. Many properties feature bi-fold doors opening on to the rear patio for an extended inside-outside living space and all benefit from a south-west facing garden, bike store and allocated parking spaces with electric charging point.

Perfectly positioned within easy reach of Harston's many amenities and excellent connections and less than five miles from the centre of vibrant Cambridge, 180 High Street provides premium, contemporary living in one of South Cambridgeshire's most desirable villages.

2 Bedroom Semi-Detached

882 sq.ft  
82 sq.m

Room Dimensions

Kitchen- 3.2m x 2m  
Living/Dining Area- 7.8m x 3.2m  
WC/Utility- 2.3m x 1.3m

Bedroom 1- 3.9m x 3.4m  
Bedroom 2- 4.7m x 3.2m

## SPECIFICATION

The properties all feature luxurious interiors and elegant decor, creating an inviting haven that still allows you to make your own mark. Flexible kitchen/dining areas with central islands create a heart of the home to many properties and an impressive space for entertaining while the two bedroom homes boast an entirely open plan design that allows for truly flexible living

Excellent specification provides style, comfort and convenience with sleek kitchens, utility rooms fitted with white goods and underfloor heating along with all the extra touches that make life as effortless as possible. With air source heat pumps and predicted energy ratings of B, you can simply enjoy the benefits of a sustainable, low maintenance home.

### KITCHENS

- Contemporary matt cabinet doors with integrated J-handle
- Quartz worktop, upstand and splashback
- Integrated Bosch oven
- Integrated Bosch combi microwave oven (plots 1-6)
- Bosch induction hob
- Bosch canopy extractor hood (plots 7-8)
- Bosch island extractor hood (plots 1-6)
- Integrated hotpoint fridge/freezer
- 1.5 bowl under mounted sink
- Under cupboard lighting
- Pull out bins (plots 1-6)

### BATHROOMS AND EN-SUITES

- White ROCA sanitaryware

- Chrome Hansgrohe thermostatic showers
- Chrome Hansgrohe taps
- Full height tiling around bath and shower enclosures (with half height to selected areas)
- Merlyn bath and shower screens
- Chrome heated towel rail
- Luxury vinyl flooring
- LED downlights

### INTERNAL FINISHES

- Mexicano oak veneer panelled doors
- Satin nickel ironmongery
- White painted timber balustrades and handrail
- Fitted wardrobes to master bedroom

### HEATING AND ELECTRICAL

- Air source heat pump
- Mechanical ventilation heat recovery system
- Underfloor heating to ground floor, radiators to first floor
- LED downlights to hall, WC, kitchen and utility
- Pendants to landing, living areas and bedrooms (including feature lighting)
- External socket and tap to rear garden
- External front and rear lights
- Car charging point

### HOME ENTERTAINMENT

- TV and data points to living areas and bedrooms
- Openreach fibre broadband

### SECURITY AND GUARANTEE

- Intruder alarm
- Mains powered heat and smoke alarms
- 10 year NHBC warranty
- Multipoint locking front door
- 2 year ERDL aftersales service

### FINISHING TOUCHES

- Turfed rear gardens with patio
- Block paved parking area and estate road
- Bicycle sheds

## Material Information

Tenure- Freehold  
Service Charge- £893.13 p/a  
Council tax band- TBA  
EPC- Predicted B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.