



61 sqm / 656 sqft

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Private parking

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656 sqm / 0.03 acre

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1870s

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Period cottage

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EPC - E / 49

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2 bed, 1 recep, 1 bath

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Council tax band - C

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Button End

A charming period cottage set back from the road with an enclosed rear garden and private parking which has been recently updated throughout, available with no onward chain.



Guide Price  
£285,000





Button End is positioned just off Church Road in the historic and characterful centre of this popular village. You can walk in a few minutes to the Church, doctors' surgery, local shops and a local Thai restaurant.

The house has been owned by our clients since 1968 and has been let for a number of years. It has been maintained and cared for and has recently had a number of significant improvements including a new kitchen and bathroom, new electric heaters and floor coverings and it has been decorated throughout. Furthermore, there is new glazing including a new double-glazed door to the front and new double-glazed windows and door at the rear.

A double glazed door leads to the porch where a further original door leads to the sitting room, which has a multi-fuel stove, electric heater and a window to the front. A door leads to the newly refurbished kitchen / breakfast room with fitted units, a sink, an oven and an under stairs cupboard / larder.

There is a rear hall leading to the recently fitted bathroom and rear porch / store, which has plumbing for a washing machine.

Stairs lead to the first floor and the two bedrooms with the larger bedroom being to the front and bedroom two with an airing cupboard to the rear.

The garden to the front is enclosed by a picket fence and with a paved path leading to the front door. The enclosed rear garden is mainly paved, has mature plants and a metal shed.

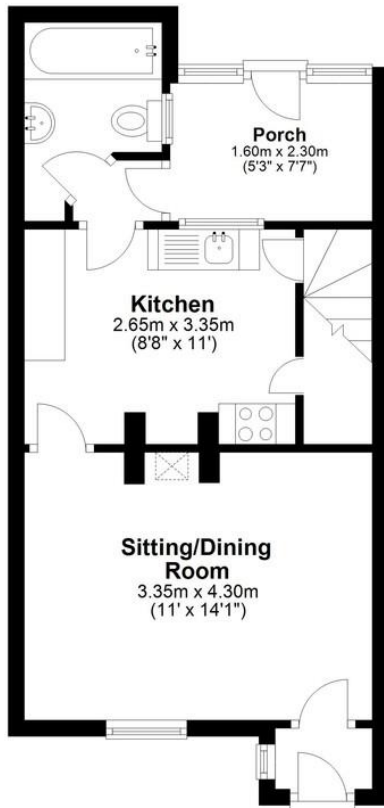
There is a parking space to the left of the drive of number 6.





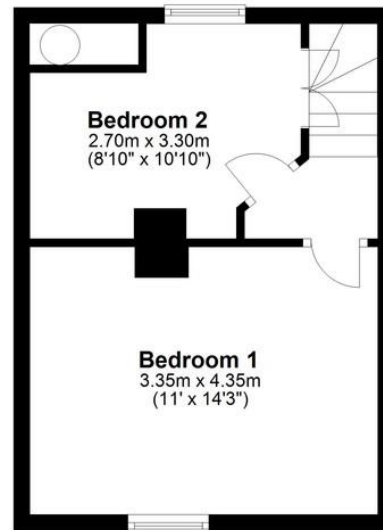
### Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



### First Floor

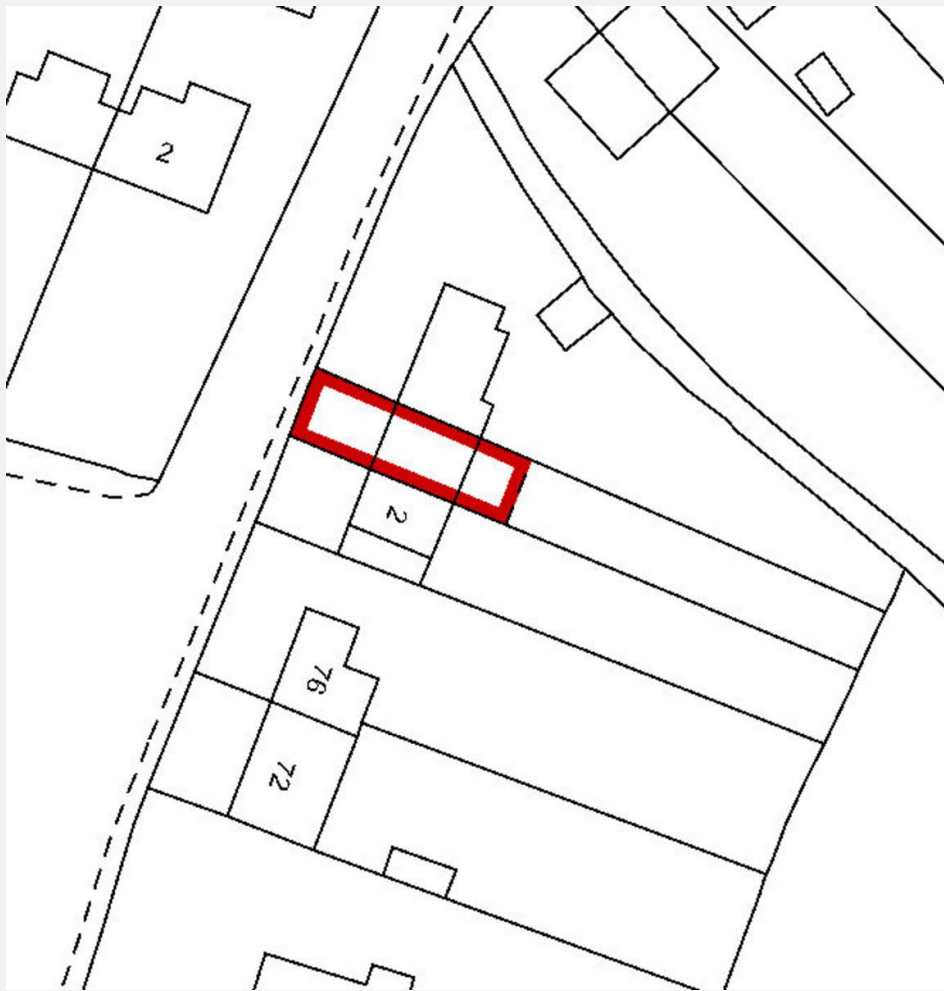
Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 62.1 sq. metres (668.1 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 62 sqm  
(668 sqft)



Harston is the first village coming south out of Cambridge on the A10 and has an excellent range of day-to-day facilities, plus exceptionally easy road links both into the city and south towards Royston and London.

A new purpose-built, road traffic free cycle route has recently opened that leads over the M11, into Trumpington and on to the city. There is also a regular bus service, which is a most useful asset.

The village is the right side of town for the Addenbrooke's Campus, the science parks at Melbourn, Abington and Great Chesterford and Foxton's mainline railway station to Cambridge (c. 13 minutes) and London Kings Cross (less than 1 hour) is within 2 miles.

Within the parish there is an Ofsted 'Good' rated primary school, a restaurant, doctors' surgery with dispensary, an excellent local shop with Post Office counter, village hall, hairdresser, petrol filling station and a large recreation ground with a recently improved children's playground.

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CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS