



Bush & Co.



25 London Road, Harston, CB22 7QQ

Offers In Excess Of £475,000 Freehold



Energy Rating Band D

25 London Road, Harston, is a well presented 4-bedroom semi-detached home that has been in the same family's ownership for over 30 years. The accommodation is arranged over 2 floors measuring nearly 1050 SQFT. The property would benefit with updating, and sits well back from the road, on a large plot with rear garden nearly 100 ft long. There is huge scope to modernise/extend STPP, being sold with no onward chain.

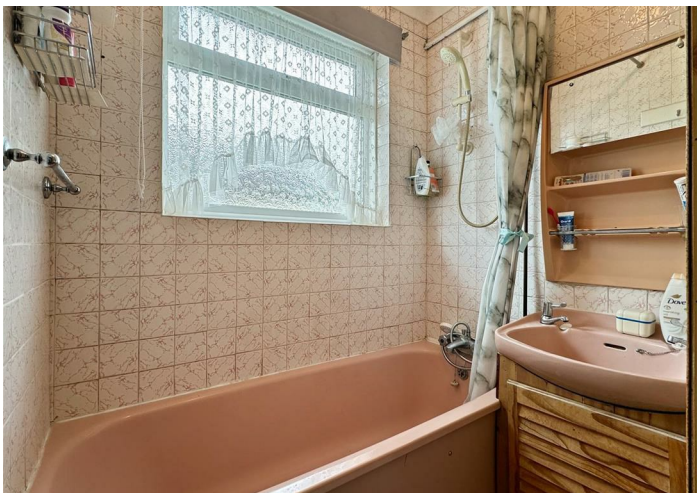
In brief the accommodation consists on the ground floor, an enclosed porch gives access to a welcoming wide entrance hallway, with stairs rising to the first floor and a WC, there is under stairs storage. The living room, is light and airy, with bay window to the front aspect, with pleasant outlook. The dining room has patio doors to the rear garden, the kitchen is just off.

The kitchen/breakfast room has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliance, there are dual aspect window, a glazed door gives access to the side patio area.

On the first floor, there are 4 bedrooms all off a central landing, 2 doubles and 2 singles. Bedroom 1 has a bay window and built in storage. Bedroom 2 is a double with lovely views over the rear garden. Bedrooms 3 and 4 are both comfortable singles. The family bathroom has a bath with shower over, hand wash basin, there is a separate WC.

Outside; the property is set well back from the road behind a large front garden laid to lawn. A driveway leads to off street parking. A covered, side lean to which is block paved and completely secure, leads to a tandem length garage, with power and lighting connected. At the end of the garage is a workshop that has a part glazed door to the rear garden. The private rear garden is of particular note, over 100ft in length, there is a patio area, a path runs to the foot of the garden, there are 2 timber storage sheds and a greenhouse.

Harston is a popular south Cambridgeshire village with a post office/general store, public houses, recreation ground and a primary school. The university city of Cambridge is about 5.5 miles away and provides a considerable range of shopping and cultural facilities, along with an excellent choice of schools for all ages



Exceptional service in Cambridge and the surrounding villages

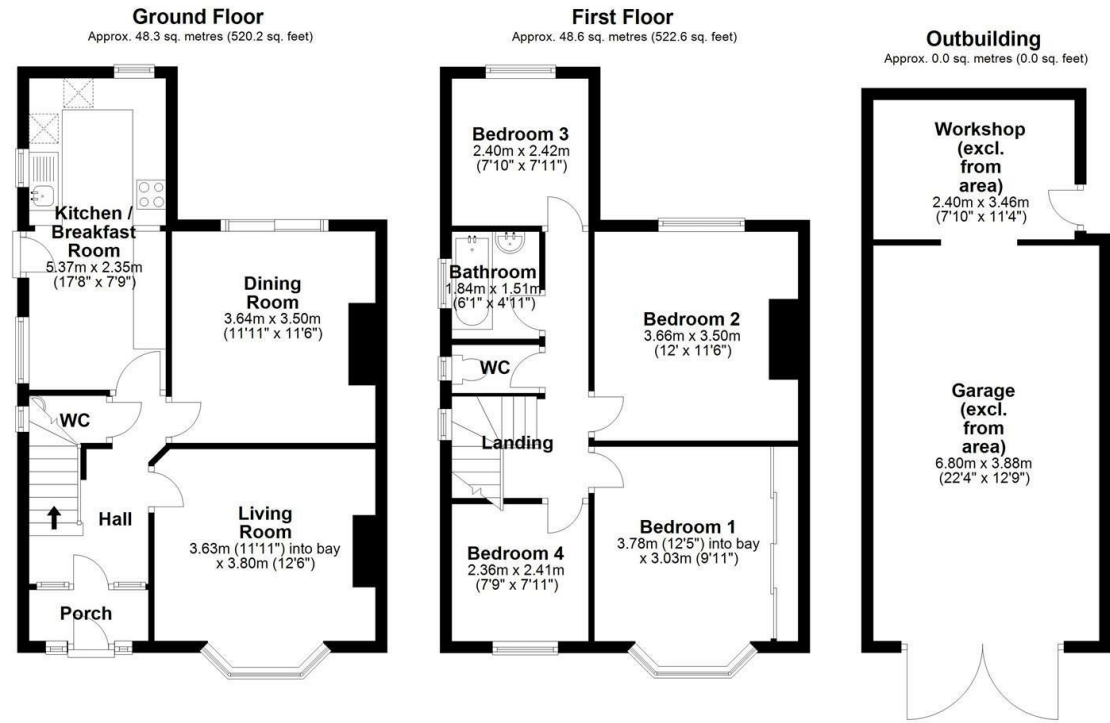
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Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
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