



158 High Street, Harston, Cambridge, CB22 7QD
Guide Price £700,000 Freehold



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AN ESTABLISHED DETACHED FAMILY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION SET WITHIN A LARGE, MATURE GARDEN AND CONVENIENTLY LOCATED FOR THE CITY CENTRE, ADDENBROOKE'S AND M11 / A14.

- 4 bedroom detached house of 1800 sqft
- Well-equipped kitchen / breakfast room plus utility room
- 2 reception rooms plus study and conservatory extension
- Ample off road parking and garage
- Scope for enlargement and modernisation
- Large private rear garden

The property enjoys a fine non-estate position set back and screened from the road and conveniently placed with a cycle path to both the city centre and Addenbrooke's Medical Campus. The house was built in the 1970s and stands detached of approximately 1800 sqft with great scope for further enlargement (STPC) and updating. The house boasts a generous driveway and garage plus a large private and mature rear garden.

The accommodation comprises a spacious and welcoming reception hall with stairs to the first floor accommodation with a study / playroom and a cloakroom w.c. just off. The principle reception room enjoys a dual aspect and feature fireplace and opens to the dining room, which in turn gives way to a large conservatory extension. The kitchen / breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces, a one and a half, ceramic sink unit with mixer tap and drainer, space for a gas cooker and a dishwasher. The utility room just off accommodates the usual white goods with a door to both and rear garden.

Upstairs off the galleried landing, there are four good sized bedrooms a family bathroom.

Location

Harston is an attractive village about 4 miles south of Cambridge within 1 mile of junction 11 of the M11. A primary school, doctors' surgery, village hall, post office and village store serve the area, which is surrounded by open countryside over which there are many interesting walks.

The house is convenient for Addenbrooke's and the Biomedical campus which can be accessed by an off-road, street-lit cycle path. The cycle path also provides easy connections to the Cambridge or Foxton railway station (2 miles away) and the city centre. Good rail links are also found at Great Shelford (5 miles) and Royston (9 miles) which has a fast service to London Kings Cross in only 39 minutes.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 167 sqm (1800 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

