



26 Lawrance Lea, Harston, Cambridge, CB22 7QR

Guide Price £580,000 Freehold



rah.co.uk
01223 800860

**AN ESTABLISHED DETACHED FAMILY RESIDENCE, FRESHLY RE-DECORATED
THROUGHOUT WITH AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND PRIVATE
AND ENCLOSED REAR GARDEN.**

- Detached house
- 4 beds, 2 baths, 2 recepts
- Constructed in 1972
- Gas fired central heating to radiators
- Council tax band - E
- 1425 Sqft / 132 Sqm
- 0.12 acres
- Off road parking and double garage
- EPC - D / 64
- Chain free

The property occupies a pleasant cul de sac position just off Station Road and is a short walk from the local primary school and village amenities. The house has been freshly re-decorated throughout and boasts off road parking, double garage, a private and enclosed rear garden backing onto fields to the rear and is offered with no onward chain.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard, door to the garage and a cloakroom/WC just off. There are two reception rooms including a sitting room and dining room and both overlook the garden.

The kitchen/breakfast room is well equipped and fitted with a range of base level and wall mounted storage cupboards, four ring gas hob, double oven, extractor, space for a fridge/freezer, pantry cupboard and a free standing gas fired central heating boiler and incorporates a small utility area with space for a washing machine, fitted work surface and a single sink.

Upstairs, off the galleried landing are four good sized bedrooms, an en suite to the master room and a family bathroom.

Outside, the property is set back from the road behind a lawned front garden. The driveway provides parking for at least two cars and leads to the double garage with electric up and over door, power and light connected and a door to the reception hall. Side access leads to the rear garden which is predominately laid to lawn with well stocked flower and shrub borders and beds, a selection of specimen trees and bushes and all is enclosed by fencing, enjoying good levels of privacy with views over the fields beyond.

Location

Harston is an attractive village about four miles south of Cambridge within one 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

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

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

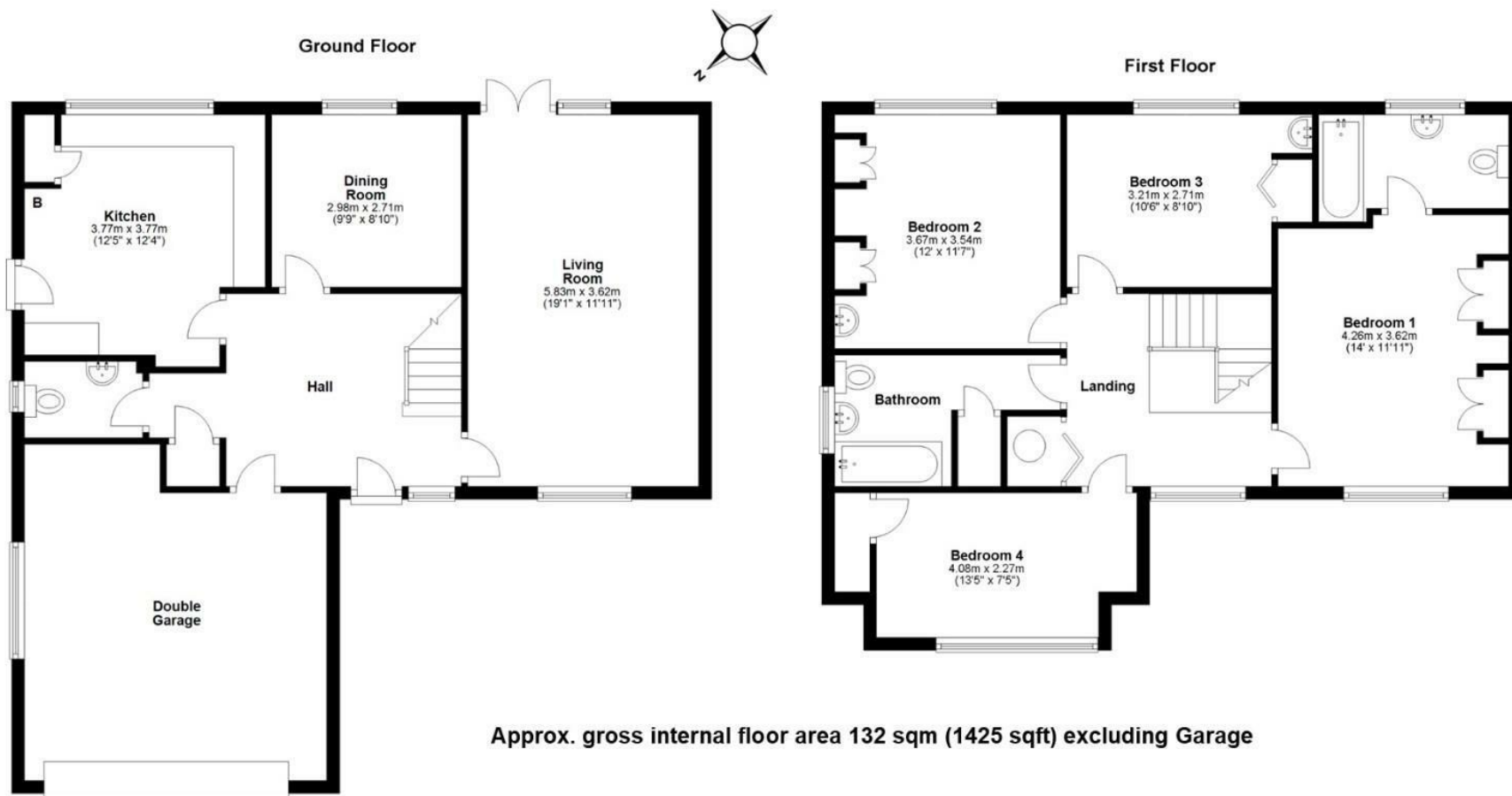
Viewing

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

Agents Note

Subsidence identified and resolved. Insurance claim made 8/3/2023. Trees removed and some re-decoration were the only things required.





Approx. gross internal floor area 132 sqm (1425 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(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.

