



51 Harbour Avenue, Comberton, Cambridge, CB23 7DD  
Guide Price £595,000 Freehold



rah.co.uk  
01223 800860



**AN ESTABLISHED AND EXTENDED DETACHED FAMILY HOME, PROVIDING ACCOMMODATION OVER TWO LEVELS, WITH THE ADDED BENEFIT OF AN INTEGRAL GARAGE, LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached house
- 4 beds, 2 baths, 2 recepts
- Oil fired central heating to radiators
- EPC-D/64
- 1175 Sqft / 109 Sqm
- Extended in 2010
- Driveway parking and integral garage
- Council tax band - D

51 Harbour Avenue offers spacious accommodation having been extended in 2010, of 1175 Sqft, the property sits in the heart of the village, walking distance to Comberton Village College which has received an Ofsted rating of Outstanding for another year.

The accommodation comprises of a welcoming entrance hall, with stairs leading to the first floor, light and airy sitting room that leads through to the dining room with sliding doors to the garden. The kitchen boasts a range of base and eye level cabinetry, stainless steel sink with mixer tap, space for white goods. The utility room is fitted with storage cupboards, space for washing machine and offers access to the garden, the access to the garage is via the utility and WC.

The first-floor accommodation comprises of four bedrooms, three of which are doubles, a recently renovated family bathroom fitted with a three-piece suit and further shower room.

Outside, you have an enclosed garden with gated side access, storage shed, mostly laid to lawn with patio area. To the front, you have a recently updated driveway offering off street parking for multiple vehicles and the remaining front garden is mostly laid to lawn.

**Location**

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the city and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public.

There are a number of local shops including a convenience store, butcher, dentist, hairdresser, and pub. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Oil fired central heating to radiators

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - D

**Fixtures and Fittings**

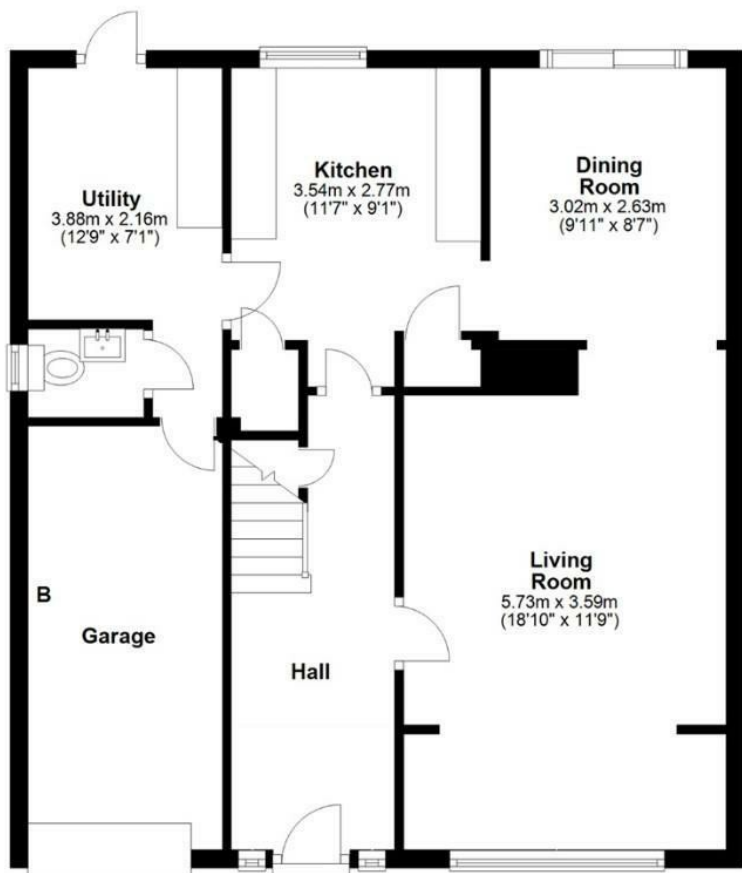
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



## Ground Floor



## First Floor



Approx. gross internal floor area 109 sqm (1175 sqft) excluding Garage

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

78

64



