



92 Barton Road, Comberton, CB23 7BS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

92 Barton Road, Comberton

Cambridge | CB23 7BS

Guide Price £450,000

- Semi-detached bungalow
- Three double bedrooms
- Extended
- Large driveway
- Garage
- Sought after village location
- Catchment for Comberton Village College
- Scope to further extend/build (STPP)
- Good road links to the A14 & M11
- Approximate total floor area 1,192 sq.ft.

The Property

A spacious, three bedroom, semi-detached bungalow situated on an expansive plot near the heart of this much-loved village and falling within the catchment area for Comberton Village College.

The Setting

Conveniently located in the sought-after village of Comberton, this property is just 5 miles from Cambridge, making it an excellent choice for commuters with its easy access to the city and major road networks. Comberton itself offers a range of excellent local amenities, including a highly regarded school.

The Accommodation

The rear of the house features a generous kitchen, breakfast, and dining area that overlooks the garden and seamlessly connects to two separate reception rooms. On the ground floor, you'll find two double bedrooms and two bathrooms. An inviting staircase leads to the third bedroom.

Outside

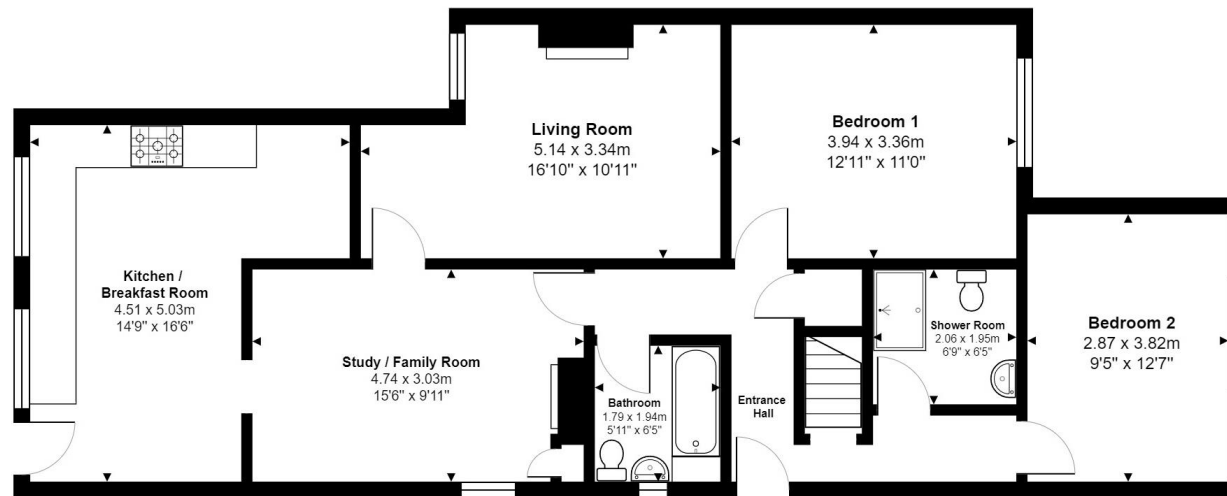
The property is set back from the road and has a large driveway to the front and side, leading to a large and well-kept rear garden. The plot has a number of mature trees and shrubs and is mainly laid to lawn.



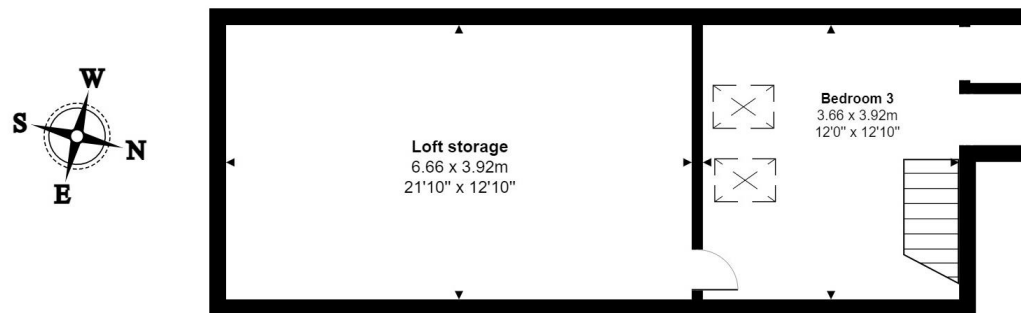




Ground Floor



First Floor



Total Area: 110.7 m² ... 1192 ft² (excluding loft storage)

All measurements are approximate and for display purposes only

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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