



37 The Limes  
Harston, CB22 7QT

Guide price £895,000



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- 4/5 bedrooms
- Impressive and versatile accommodation
- Double garage

An extended, non-estate family house of about 1900sq. ft, with spacious and versatile accommodation, a double garage and a good size garden due to corner plot location.

This detached home is beautifully presented and perfect for a large family, it offers stylish and well-planned living space with four good-sized bedrooms two of which have en-suites.

The accommodation includes a welcoming hallway with a cloakroom and WC and stairs to a galleried landing. The living room is open to a dining area which is bursting with natural light and has access to the garden via patio doors, there is a gas fire with surround. Off the living room is a stylish kitchen with plenty of cupboards and top of the range integrated appliances including a Miele wine fridge, Siemens microwave oven with Electrolux Oven and Grill and a Bosch dishwasher. Beyond the kitchen is an impressive garden room with dual aspect bifolding doors creating a versatile space with a clever indoor/outdoor design. There is a separate study with extensive built in storage which could also be used as an



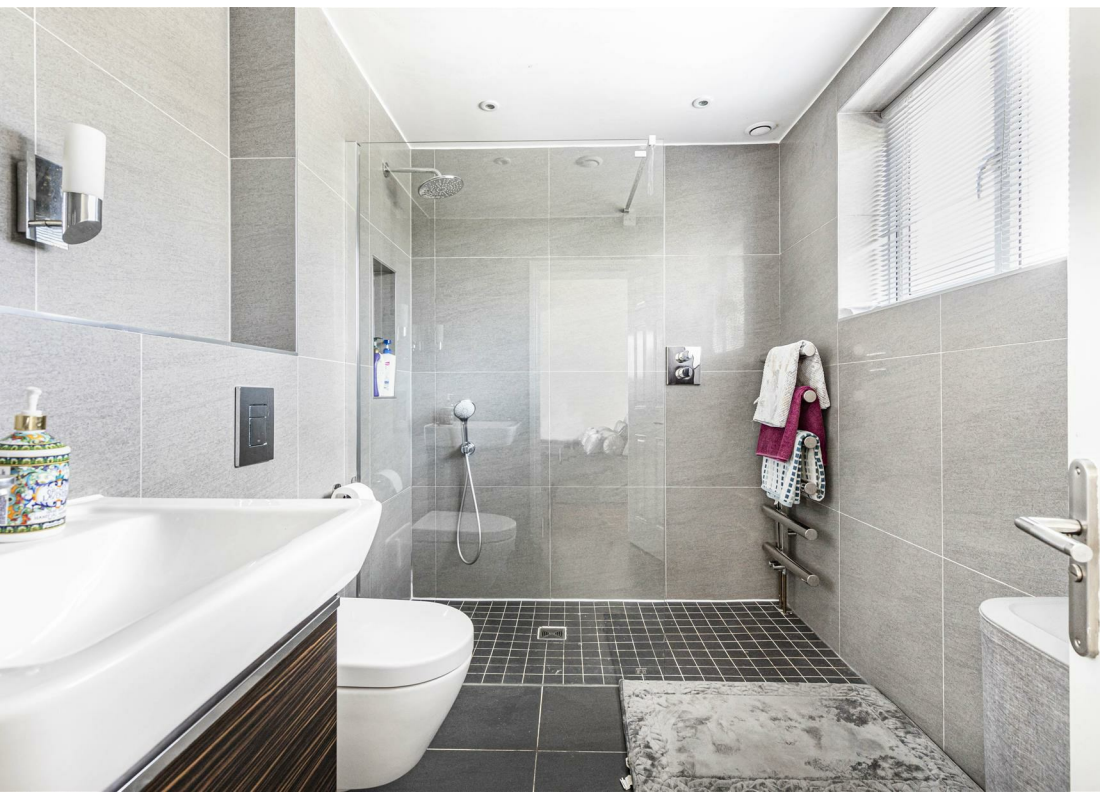


additional bedroom if desired.

Upstairs, the layout is practical with three double bedrooms and a single, two of which have en-suites and there is a family shower room all of which have been finished to a high standard.

The house is situated within a popular residential cul-de-sac off of the High Street and sits in an elevated position set back from the road. The driveway provides ample parking and access to the double garage with an electric door, power and light. Gated side access leads to the rear garden which has been cleverly landscaped and stocked to provide a high degree of privacy. There is a large decked area with a bespoke pergola with adjustable shade and a summer house and is all enclosed by fencing. The front garden is lawned with mature planting and shrub borders.

Harston is a popular village just south of Cambridge on the A10, it is well positioned for access to the City and in particular Addenbrookes campus and various private schools. Commuter links are excellent with the A10, M11 and railway stations all within easy reach. The village itself is well served with shops, a post office and a pub. There is a large recreation ground and primary school in the village too. SatNav: CB22 7QT WhatThreeWords: ///librarian.dared.reduction



# Floor Plan

Approximate Gross Internal Area 1911 sq ft – 178 sq m  
 Ground Floor Area 1227 sq ft – 114 sq m  
 First Floor Area 684 sq ft – 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



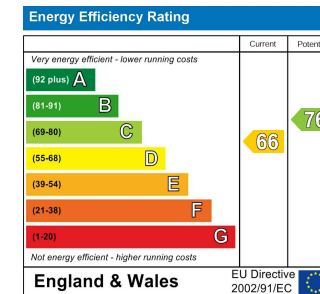
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
 Council tax band: E

# Area Map



# Energy Efficiency Graph



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