



65 Harlestones Road
Cottenham, CB24 8TR

Guide price £375,000



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- 3 bedrooms
- Garage and parking
- Garden
- No chain

An immaculately presented 3 bedroom semi-detached property situated in a popular residential development in the thriving village of Cottenham.

The accommodation comprises on the ground floor, an entrance hall with stairs leading to the first floor.

Off the entrance hall is the living room which has a double aspect and enjoys lots of natural light. There is a storage cupboard under the stairs and an attractive feature fireplace which is the main focal point of the room.

The living room opens up to a lovely dining area that enjoys views over the garden, and the kitchen boasts modern fitted wall and base units with quartz work surfaces and a butler-style sink with an extendable mixer tap. There is a fitted oven with an induction hob and further integrated appliances including a dishwasher and full height fridge/freezer. There is also space for a washing machine and there is direct access to the garden.

Upstairs off the landing are two





double bedrooms with built in wardrobes, a good-sized single bedroom and a family bathroom with a shower over the bath, WC, and wash basin.

Outside to front of the property is a small lawned area and gated side access that leads to a fantastic wrap around garden with a large patio with raised flower and shrub beds and a further seating area set in the main lawn. There is an outside cold water tap.

The property benefits from a single garage with an up-and-over door and power which is located at the back of the house with a parking space in front.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8TR

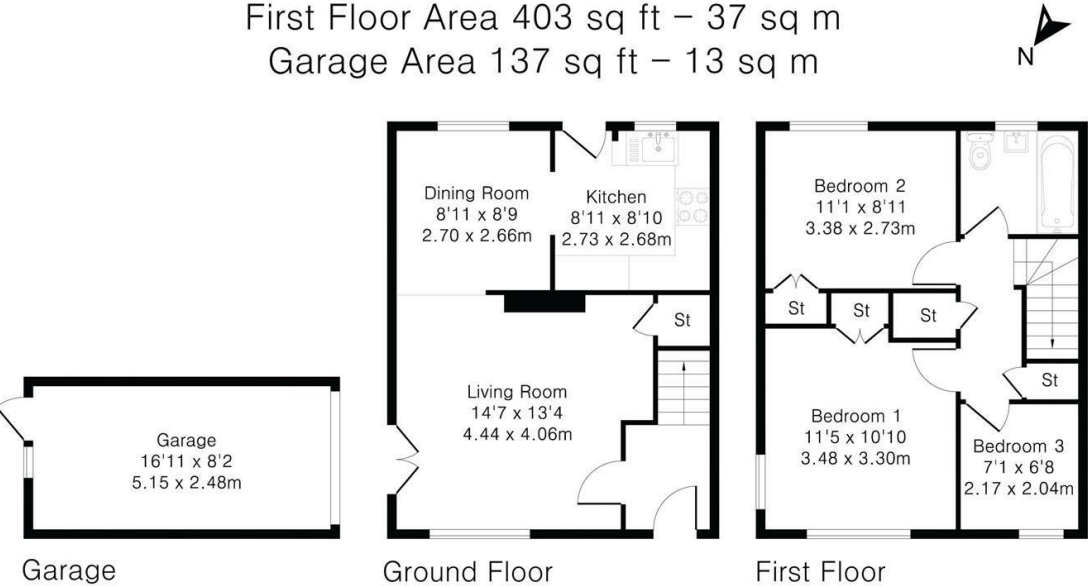
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Floor Plan

Approximate Gross Internal Area 943 sq ft - 87 sq m

Ground Floor Area 403 sq ft – 37 sq m
First Floor Area 403 sq ft – 37 sq m
Garage Area 137 sq ft – 13 sq m



Area Map



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: C

Energy Efficiency Graph

