



37 Station Road
Cambridge, CB22 7PP

Offers over £600,000



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- 4 bedrooms
- Large front and back garden
- Double garage
- Generous drive way

A bright and spacious 4-bedroom, detached family home offering versatile accommodation, a double garage with a large driveway, and a generous corner plot.

The property extends to over 1,300sqft and provides a wonderful opportunity to upgrade and potentially extend, to create a spacious family home in the desirable village of Harston, just 6 miles southwest of Cambridge

The accommodation includes an entrance hallway with a cloakroom and understairs storage. The living room is spacious, spanning the depth of the property, and has plenty of natural light courtesy of its dual aspect. There is a separate dining room which offers a generous entertaining space with views over the garden. The adjacent kitchen, which could easily be reconfigured to open up into the dining space, is itself a good size and has plenty of cupboard space and integrated appliances including a hob and double oven. Beyond the kitchen is a useful utility room with further wall and base units and a door leading to the garden.

Upstairs, the 4 bedrooms are all an excellent size, with the primary



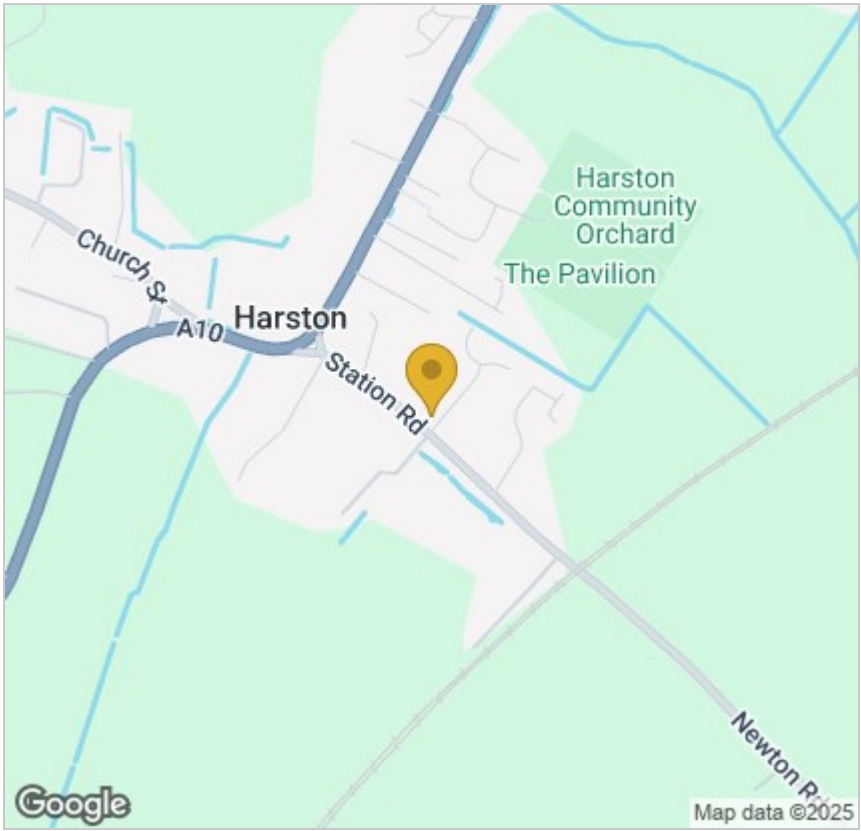
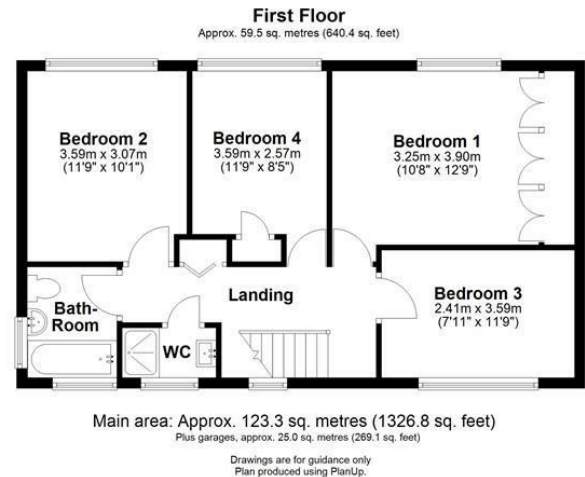
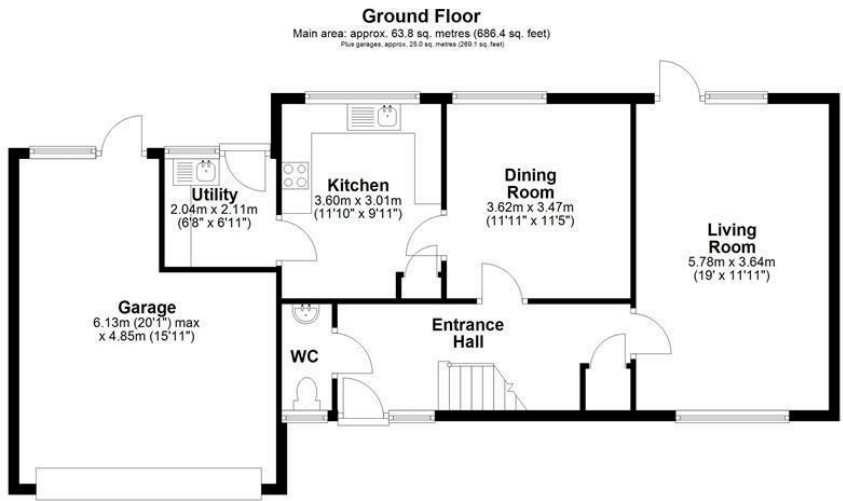


room having ample storage with built-in wardrobes and dresser. There is a family bathroom with bath, basin and WC and there is an additional shower room located next to the bathroom.

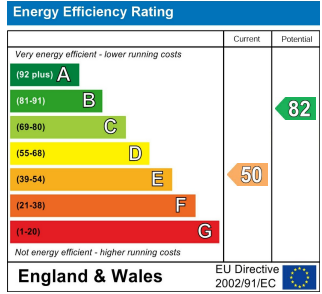
The property is situated on a corner plot, offering excellent opportunity to extend subject to permissions. The driveway provides ample parking in front of the double garage which has an electric door, power and light. Gated side access from both sides of the property leads to the rear garden which is an impressive space and mainly laid to lawn with mature trees and well-stocked flower and shrub borders. There is a large, paved terrace adjacent to the property and a useful timber shed and summer house.

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. SAT NAV: CB22 7PP. What3words:///human.spring.buckling





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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