



8 Harcombe Road, Cambridge, CB1 9PD

£3,250 Per month

- Highly rated Ofsted Primary School across the road
- Popular village
- Easy access to A14 and surrounding villages
- Detached house with charm
- Two bright reception rooms
- No through traffic
- Close to ARM, Cambridge University Trust Hospitals and Science Park
- Spacious 5-bedroom house
- Safe neighbourhood location
- Built in 1985, modern feel

8 Harcombe Road, Cambridge CB1 9PD

Nestled on the charming Harcombe Road in Cambridge, this impressive detached house offers a perfect blend of space and comfort for family living. Spanning an expansive 1,776 square feet, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

With five generously sized bedrooms, this home is ideal for larger families or those who desire extra space for guests or a home office. The two modern bathrooms ensure convenience for all, making morning routines a breeze. Built in 1985, the property combines classic design with contemporary living, offering a welcoming atmosphere throughout.

One of the standout features of this location is its proximity to a highly rated Ofsted primary school, making it an excellent choice for families with young children. The surrounding area is known for its community spirit and accessibility to local amenities, ensuring that everything you need is within easy reach.

This delightful home on Harcombe Road presents a wonderful opportunity for those seeking a spacious and well-located property in the heart of Cambridge. Whether you are looking to settle down or invest, this residence is sure to meet your needs and exceed your expectations.



Council Tax Band: C



Entrance Hall

7'4" x 5'3"

Wooden effect flooring throughout. Wall mounted radiator.

Kitchen

13'7" x 9'8"

A fully functional modern kitchen offering ample storage through wall and base units White tiled back beneath the units. White L-shaped countertop. Sink with drainer. Ceiling strip lighting. Laminate wooden. include a fridge, dishwasher and cooker. Dining and chairs are also provided.

Utility Room

A spacious room situated adjacent to the kitchen, featuring a white countertop and a stainless steel sink with a base unit. It includes a washing machine and a wall-mounted boiler positioned above. A door provides access to the garden.

Dining room

10'7" x 10'5"

A spacious room at the rear, featuring double patio doors connecting to the lounge and French sliding doors opening to the garden

Lounge

16'2" x 13'7"

Spacious room featuring a bay window and a wooden laminate-style floor.

Bedroom 5

18'2" x 7'4"

Detached from the main residence, this garage conversion provides a modern self-contained unit. It offers versatility, ideally designed for use as separate accommodation, making it a perfect choice au pair or a similar.

Bedroom 4

13'3" x 7'4"

First floor left: This front-facing bedroom provides ample living space and natural light through its south-facing window. It also features the advantage of a built cupboard.

Family Bathroom

Modern, fully functional suite featuring a mains-powered shower over the bath, a basin, and a W/C.

Bedroom 3

9'9" x 9'6"

First floor rear right: The smaller of the bedrooms, it

offers sufficient space to comfortably accommodate a double bed.

Bedroom 2

10'9" x 10'8"

First floor rear left: Spacious double room.

Bedroom 1

12'5" x 10'6"

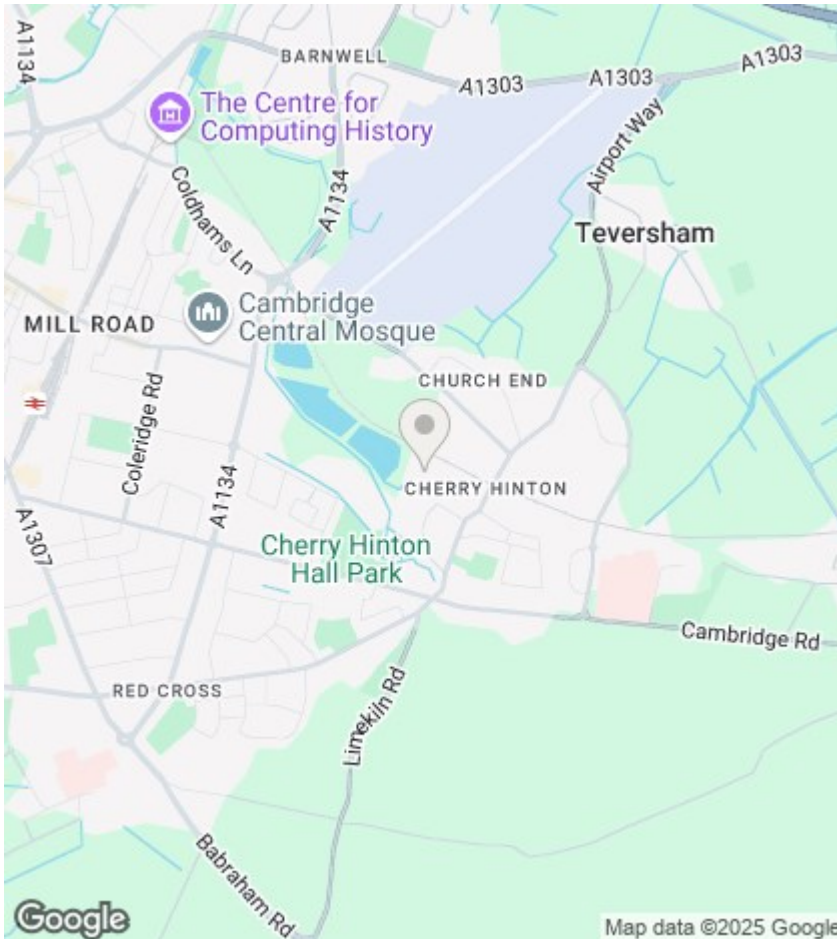
First floor front: A spacious master bedroom featuring an ensuite shower room and a walk-in dressing area.

W/C

Situated on the ground floor, the room is equipped with W/C and a basin for convenience.

Garden/ Summer House

Low-maintenance, well-kept enclosed garden, mainly laid to lawn, featuring a stylish summer house currently used as a study, complete with underfloor heating.



Directions

Viewings

Viewings by arrangement only. Call 07398313902 to make an appointment.

EPC Rating:

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

Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.0 sq. feet)

