



36 Queens Close
Harston

BROWN & CO



36 Queens Close, Harston

Guide Price: £400,000

Key Features

- 881 sq. ft.
- 0.13 acre plot
- Fantastic potential for extension (STPP)
- Generous and secluded rear garden
- Three bedroom, semi-detached home
- Driveway parking
- Well-situated for local amenities and access into Cambridge



SUMMARY

An exciting opportunity to acquire a well-presented, three-bedroom semi-detached home with a generous plot of approximately 0.13 acres, offering significant opportunity for expansion (STPP). The accommodation extends to approximately 881 sq. ft, arranged over two floors comprising: entrance hallway, living/ dining room, kitchen, and a guest cloakroom on the ground floor. The first floor boasts a landing, three bedrooms and a family bathroom. Furthermore, the property enjoys the benefit of driveway parking and a bike store.

LOCATION

Positioned within a quiet residential cul-de-sac in the sought-after village of Harston, the property enjoys a peaceful setting with excellent access to both countryside and city amenities. The property is ideally located just off the A10, offering convenient road links to Cambridge (approximately 5 miles north) and Royston (around 9 miles south), while Foxton railway station is just 2.1 miles away, providing direct services to both Cambridge and

London Kings Cross, with Whittlesford railway station just 5.1 miles away, on the London Liverpool Street line. Harston itself is a thriving village with a strong sense of community and a good range of everyday amenities. These include a well-regarded primary school (Harston & Newton Community Primary School), a village store, post office, doctors' surgery, petrol station, and a popular pub with dining facilities. The nearby villages of Hauxton and Haslingfield offer additional services, while the city of Cambridge provides a selection of retail, and leisure opportunities. The village benefits from a regular bus service and cycle route into Trumpington and central Cambridge, making it ideal for commuters and those seeking a more sustainable lifestyle. The surrounding countryside offers scenic walks, including routes along the River Rhee and through the nearby Harston Community Orchard.

Outside

The front of the property benefits from direct access from Queens Close leading to a gravel parking area and a well maintained lawn area with mature shrub borders. The

fully enclosed rear garden is mostly laid to lawn with a selection of mature shrubs and trees, raised vegetable plots, a gravel seating area, small storage shed and gated side access.

ACCOMMODATION

Ground Floor

Entrance Hallway

With window to the side aspect, entrance door, stairs to the first floor, door to

Living / Dining Room

With window to the front aspect, wood effect flooring, door to

Kitchen

With window to the front aspect, range of eye and base level units, worktop with inset sink with mixer tap over, inset four ring electric hob with extractor hood over, integrated dishwasher, space for fridge freezer, tiled floor, part tiled walls, door to

Guest Cloakroom
With low level wc and wash basin.

Rear Lobby
With door to bike store and garden.

First Floor

Landing
With window to the side aspect, storage cupboard, doors to.

Bedroom One
With window to the front aspect, fitted wardrobe with sliding doors.

Bedroom Two
With window to the front aspect.

Bedroom Three
With window to the rear aspect.

Family Bathroom
With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, vanity unit with basin and chrome mixer tap over and bath with shower over, chrome heated towel rail, tiled walls, tiled floor.

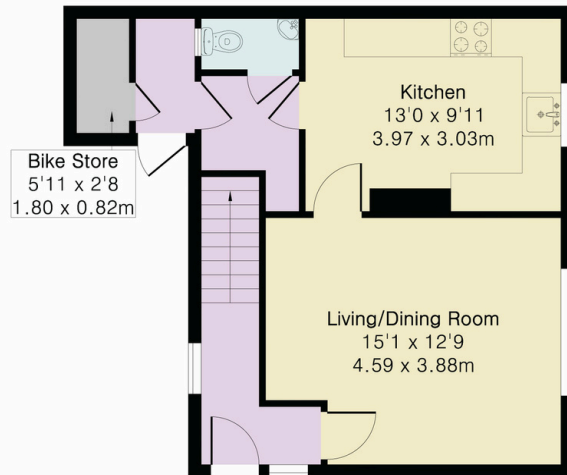




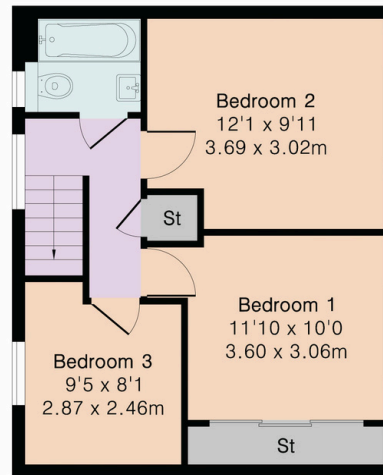
Approximate Gross Internal Area 881 sq ft - 82 sq m

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 422 sq ft – 39 sq m



Ground Floor



First Floor

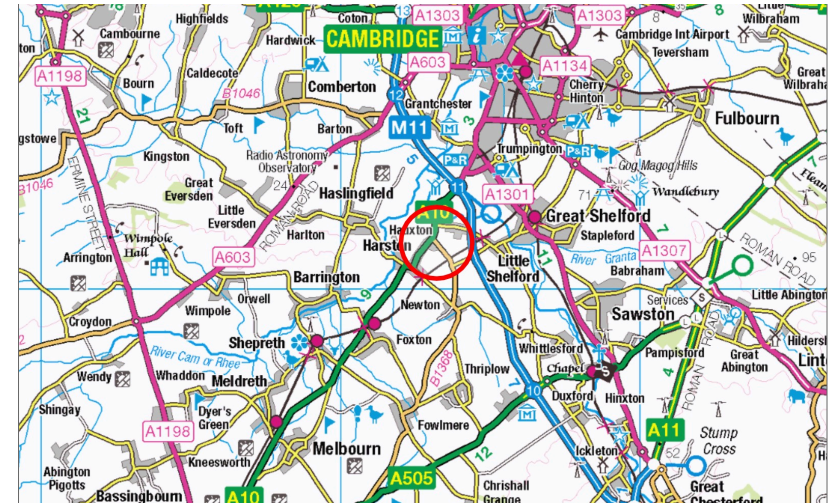


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.



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Tenure: Freehold

Services: All mains services are connected

Council Tax Band: C

EPC: C

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB233791. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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