



**Connells**  
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**FOR SALE**

**Connells**

Harlton Road  
Little Eversden



Harlton Road,  
Little Eversden, CB23 1HD

For Sale Guide Price  
**£390,000 - £405,000**



Set in a village location lies this three bedroom home with field views benefitting from a kitchen/diner, lounge and bathroom to the ground floor. Outside the sizeable garden hosts an annex/home office which boasts a kitchen, bedroom/living area and a shower room.

### Entrance Hall

Door to front, cupboard, stairs to landing, radiator.

### Cloakroom

Window to front, corner wash hand basin, WC, tiled splash back.

### Kitchen/Diner

17' 11" x 8' 7" ( 5.46m x 2.62m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, sink and drainer, electric cooker point, plumbing for washing machine and slim dishwasher, space for fridge/freezer, pantry cupboard, telephone point, door to side leading to garden, radiator.

### Lounge

14' Max x 11' 11" ( 4.27m Max x 3.63m )

Window to front, fireplace, radiator.

### Bathroom

Window to rear, bath with shower over, glass screen, wash hand basin, WC, part tiled, tiled flooring, chrome heated towel rail.

### Landing

Window to side, loft access, stairs to entrance hall.



## Bedroom One

14' 1" + Wardrobe x 9' 5" ( 4.29m + Wardrobe x 2.87m )

Window to front, built in wardrobe, radiator.

## Bedroom Two

11' 4" x 8' 3" Max ( 3.45m x 2.51m Max )

Window to rear, storage cupboard, radiator.

## Bedroom Three

8' 8" x 7' 10" ( 2.64m x 2.39m )

Window to rear, radiator, restricted head height.

## Annex/Home Office

12' 8" x 10' 7" Max ( 3.86m x 3.23m Max )

Two windows to side, two windows to front, double door to front, skylite, electric radiator.

## Kitchenette

11' 2" Max x 7' 8" Max ( 3.40m Max x 2.34m Max )

Window to front, double door to front, wall and base units, work surface, stainless steel sink, electric oven, electric hob, space for fridge under counter, plinth heater, fitted fold down table.

## Shower Room

Corner cubicle, vanity wash basin, WC, part tiled, vent, chrome heated towel rail.

## Rear Garden

Fence enclosed, large patio areas, laid to lawn, mature trees and bushes, oil boiler and tank, shed, outside tap, gate to front.

## Parking

Driveway parking from two cars















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Unit 2 Caxton House Broad Street Great Cambourne  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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