



Brook House Laxton Avenue, Hardwick Cambridge
£795,000 Freehold

**Sharman
Quinney**

Key Features



- No Forward Chain
- Parking for up to 6 Cars
- Private Rear Enclosed Garden
- Downstairs WC
- Utility Room

Hardwick is a village and civil parish in the county of Cambridgeshire, located about 6 miles west of the city of Cambridge. The village lies immediately south of the A428 road between Cambridge and St Neots. It is about 4 miles east of the newly developed town of Cambourne.

Ground Floor

Entrance Hall
Leading to;

Lounge - 11.07" x 20.02" (3.53m x 6.14m)
Featured fireplace with window to front and french doors to rear.

Cloakroom -
Kitchen - 12.07" Max x 9.10" (3.83m Max x 2.99m)



Fitted with a matching range of base and eye level units with window to front.

Utility - 5.08" x 7.01" (1.72m x 2.15m)

Plumbing for Washing Machine with door to rear.

Dining Room - 10.03" Max x 7.04" (3.12m Max x 2.23m)

French doors to rear.

Study - 11.03" x 10.03" (3.42m x 3.12m)

Window to rear.

Additional Reception Room - 15.00" x 20.02" (4.57m x 6.14m)

The double storey extension offers the additional lounge with dual aspect windows and spiral staircase leading to the master bedroom.

First Floor

Master Bedroom - 13.05" x 14.11" (4.08m x 4.54m)

Sliding built-in wardrobe with window to rear.

En-Suite

Fitted with a three-piece suite comprising of a bath, wash hand basin, low-level-WC and window to front.

Bedroom 2 - 13.01" x 11.08" (3.98m x 3.55m)

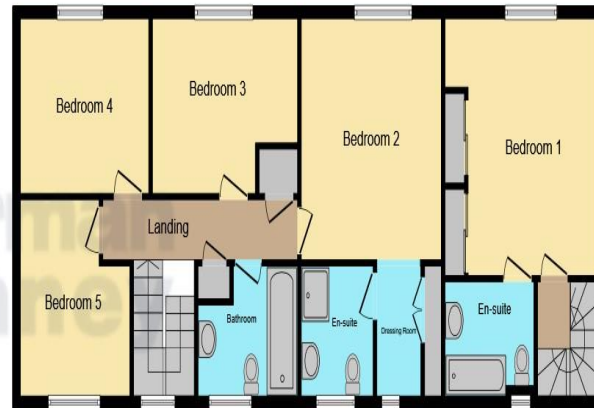
Built-in wardrobe with window to front.

En-Suite





Ground Floor



First Floor

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin, low-level-WC and window to front.

Bedroom 3 - 9.05" Max x 13.04" Max (2.87m Max x 4.06m Max)
Window to rear.

Bedroom 4 - 11.09" x 9.06" (3.58m x 2.89m)
Window to rear.

Family Bathroom - 7.01" x 6.09" (2.15m x 2.05m)
Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to front.

Bedroom 5 - 10.04" Max x 10.01" Max (3.14m Max x 3.07m Max)
Window to front.

Outside

The private rear enclosed garden offer a generous seated patio area with outside electrical sockets. The Double Garage offer a fully working toilet with the addition of a side extension for an additional study. The large driveway offers parking for up to 6 cars.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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