



Ellison Lane, Hardwick Cambridge  
**£375,000 Freehold**

**Sharman  
Quinney**



# Key Features

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- Versatile property in a desirable Village Location
- Driveway with Parking for Multiple Cars
- Perfect Size Family Home
- Easy Access to Major Transport Links M11, A14 and A428
- Viewing Advised

Hardwick is within the Catchment of Comberton Village College and offers a variety of village amenities including, The Blue Lion Pub, sports and social club, General Store and Post Office. There is a frequent bus service into Cambridge. Hardwick is a village and civil parish in the county of Cambridgeshire, located about 6 miles west of Cambridge City Centre. 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.

## Measurements

Living Room 5.3m x 3.8m  
Dining Room 2.9m x 2.5m  
Conservatory 3.3m x 2.8m  
Kitchen 2.8m x 2.2m





Utility 1.6m x 1.5m

First Floor

Landing 1.8m x 2.6m

Bedroom 1 3.8m x 2.9m

Bedroom 2 2.7m x 2.9m

Bedroom 3 2.5m x 2.6m




To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204064 - 0003

