



40 Harding Way, Cambridge, CB4 3RR  
Guide Price £600,000 Freehold



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01223 323130



**A DETACHED CHALET BUNGALOW PROVIDING COMFORTABLE ACCOMMODATION APPROACHING 1350 SQFT, SET WITHIN DELIGHTFUL GARDENS PROVIDING PARKING AND OVERLOOKING A SMALL GREEN ON HARDING WAY.**

- Detached chalet bungalow located in a quiet residential area on the northside of the city
- Generous plot with broad frontage offering off-street parking and garaging
- Extensive loft conversion
- Scope for further expansion and modernisation
- No onward chain

3 bedrooms including a large first floor principal bedroom suite – sitting room – well-equipped kitchen/breakfast room – dining room – conservatory – 2 shower rooms – established gardens – off-street parking – garage/workshop

40 Harding Way stands detached on a broad plot providing garden land to the front and rear and driveway parking to the side, leading to the garage. The property occupies a pleasant position overlooking a small green along this quiet road within a residential area popular with families, close to a wide range of amenities and within easy reach of the city centre, Science Park, and Cambridge North Station.

The property offers comfortable and improved accommodation on the ground floor with the benefit of an extensive loft conversion, which comprises a large principal bedroom suite. The ground floor accommodation includes a reception hall, a dual aspect sitting room with exposed brick fireplace, two bedrooms, a spacious dining room with a staircase leading to the upper floor level, a large conservatory with access to, and complete views of the rear garden, a shower room and a well-equipped modern kitchen/breakfast room providing a range of matching cabinets and drawers, worktops with inset sink, integrated electric oven with gas hob and space for freestanding appliances. The principal bedroom spans the first floor and has a large dormer window, built-in wardrobes, a large ensuite bathroom with access to an additional storage area in the eaves.

Outside, the front garden is laid to lawn and set behind a dwarf brick wall. There is a paved driveway providing parking, which leads to the garage. There is a neat, west-facing rear garden, which has a manicured lawn, patio area, well-stocked borders of various plants and shrubs, a timber summer house and separate garden shed.

**Location**

Harding Way is situated to the north of the city and forms part of a popular and quiet residential area well placed for access to the Science Park, Cambridge North Station, guided busway, A14 and major commuter routes. There is local shopping around the corner on both Carlton Way and Histon Road, with schooling for all age groups in the area and in particular in the catchment area for Chesterton Village College which is Ofsted rated 'outstanding' and also provides sports facilities for the public..

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



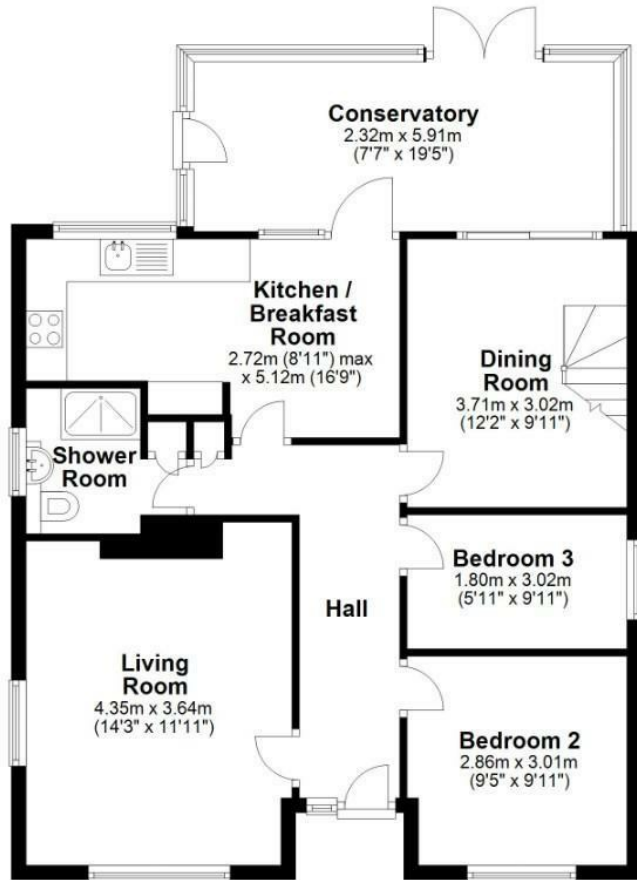






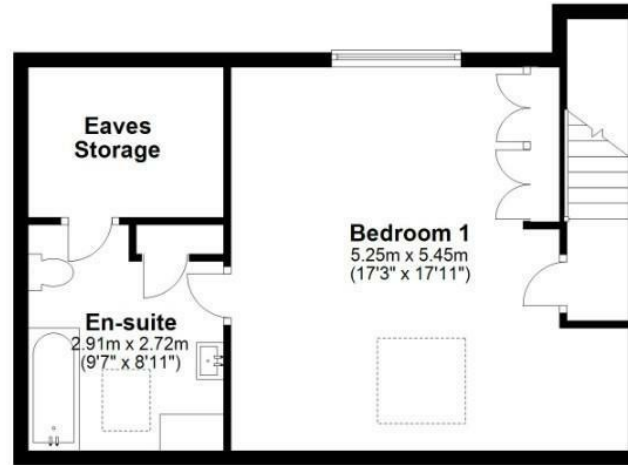
### Ground Floor

Approx. 83.4 sq. metres (898.1 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







