







41 Station Road, Harston,
Cambridge, CB22 7PP

Guide price £725,000

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41 Station Road

Harston, CB22 7PP

- Non estate position
- Well planned accommodation
- Good size gardens

An extended, non-estate family house of about 1500sq. ft, with well-planned accommodation and a good size garden.

This detached home is perfect for a large family, it has stylish and well-planned living space, four good-sized bedrooms and a second shower room.

The accommodation includes a hallway with a cloakroom and WC. The living room is lovely and light and has an open fireplace, there are sliding doors to the conservatory extension which has central heating, fitted blinds and doors to the garden. The dining room leads through to the kitchen which has plenty of cupboards and an integrated fridge, beyond the kitchen is a good-sized utility room which has a door to the rear garden.

Upstairs, the layout is great with four good size bedrooms three of which have fitted cupboards. There is a family bathroom which has been refitted and includes a shower over the bath and a tiled floor with underfloor heating, there is a second shower room,





too.

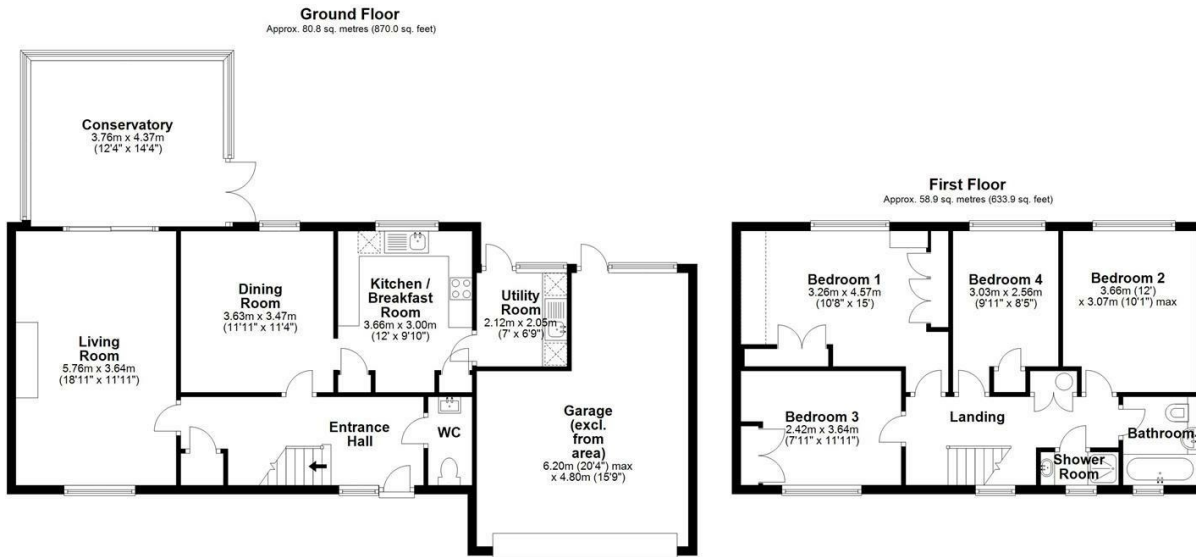
The house has double glazing, gas central heating and an alarm. The decor and finishes are stylish and modern making this an appealing detached home which is sure to be popular.

The house isn't on an estate and has a wide frontage to Station Road from which it is set well back, the driveway provides parking and access to the double garage which has a door to the garden. The remainder of the front garden is lawned and has shrub beds. Gated access leads to the rear garden, which is a good size, it has lawned areas, a large patio and well-stocked beds, there is a garden studio/home office, and a covered side storage area. The whole is enclosed by fencing and hedging.

Harston is a popular village just south of Cambridge on the A10, it is well positioned for access to the City and in particular Addenbrookes campus and various private schools. Commuter links are excellent with the A10, M11 and railway stations all within easy reach. The village itself is well served with shops, a petrol station, a post office and a pub. There is a large recreation ground and primary school in the village too. SAT NAV: CB22 7PP. What3words: [///allies.elevated.quitter](https://www.what3words.com/allies.elevated.quitter)



Floor Plan

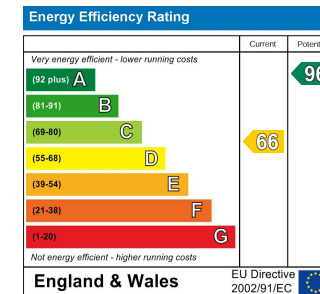


Total area: approx. 139.7 sq. metres (1503.8 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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