



37 Station Road, Harston  
Cambridge, CB22 7PP

**Guide price £625,000**





## 37 Station Road

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- 4 bedrooms
- Large front and back garden
- Double garage
- Generous drive way

A bright and spacious 4-bedroom, detached family home offering versatile accommodation, a double garage with a large driveway, and a generous corner plot.

The property extends to over 1,300sqft and provides a wonderful opportunity to upgrade and potentially extend, to create a spacious family home in the desirable village of Harston, just 6 miles southwest of Cambridge

The accommodation includes an entrance hallway with a cloakroom and understairs storage. The living room is spacious, spanning the depth of the property, and has plenty of natural light courtesy of its dual aspect. There is a separate dining room which offers a generous entertaining space with views over the garden. The adjacent kitchen, which could easily be reconfigured to open up into the dining space, is itself a good size and has plenty of cupboard space and integrated appliances including a hob and double oven. Beyond the kitchen is a useful utility room with further wall and base units and a door leading to the garden.







Upstairs, the 4 bedrooms are all an excellent size, with the primary room having ample storage with built-in wardrobes and dresser. There is a family bathroom with bath, basin and WC and there is an additional shower room located next to the bathroom.

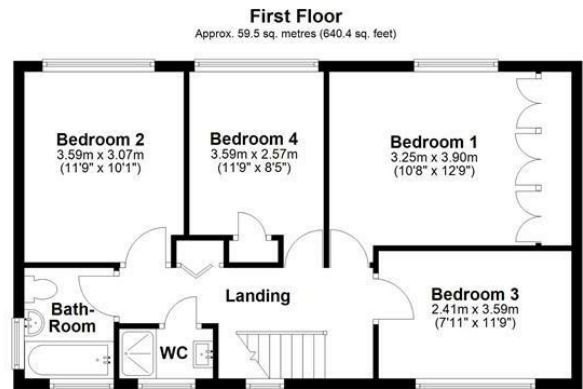
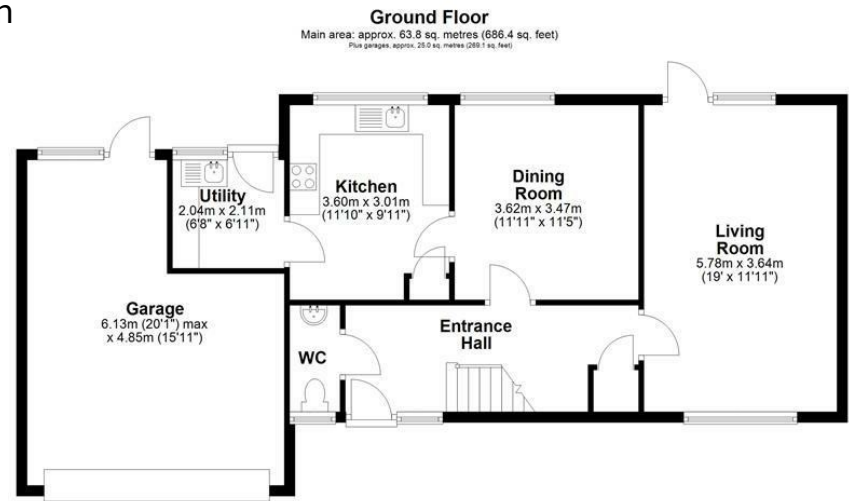
The property is situated on a corner plot, offering excellent opportunity to extend subject to permissions. The driveway provides ample parking in front of the double garage which has an electric door, power and light. Gated side access from both sides of the property leads to the rear garden which is an impressive space and mainly laid to lawn with mature trees and well-stocked flower and shrub borders. There is a large, paved terrace adjacent to the property and a useful timber shed and summer house.

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 post office and a pub. There is a large recreation ground and primary school in the village too. SAT NAV: CB22 7PP. What3words:///human.spring.buckling





Floor Plan



Main area: Approx. 123.3 sq. metres (1326.8 sq. feet)  
Plus garages: approx. 25.0 sq. metres (269.1 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.

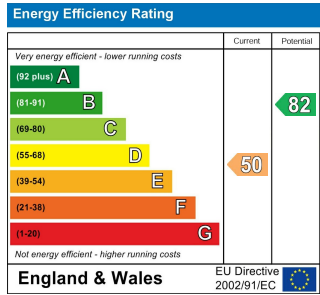
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

