



High Street, Harston  
CB22 7PZ

Pocock + Shaw

42 High Street  
Harston  
Cambridge  
Cambridgeshire  
CB22 7PZ

A light and spacious two bedroom house with en-suite shower room, centrally located in this well-served village close to Cambridge with garden and parking at the rear.

- End terrace property
- 2 bedrooms
- Built in a period style circa 2012
- Well proportioned accommodation
- Sitting room with access to garden
- Kitchen/ Dining Room
- Cloakroom
- First floor bathroom and en suite shower room
- Gas central heating/double glazing
- Enclosed rear garden

Guide Price £385,000



A light, spacious, two bedroom house with en-suite shower room, centrally located in this well-served village with parking at the rear.

The house was, we believe, built in 2012 as an addition to an attractive terrace of established cottages and was constructed in a sympathetic period style to reflect the other cottages in the terrace. There is an off road parking space to the rear of the property and an enclosed private garden to the front set behind a screening evergreen hedge.

The location of the property should prove ideal for a family, being a 10 minute drive into Cambridge. The village itself is well served with a range of shops including a post office and general store. Trumpington Waitrose superstore and Park and Ride are also close by and easily accessible along with the 'Shelfords' (nearby attractive villages with a special mix of village feel, ample amenities, countryside views and walks). For the commuter, fast, direct train services are available from Cambridge (4.7 miles) and Royston (9 miles) to both Kings Cross and Liverpool Street, as well as Cambridge South Rail station (currently due to open 2027). Train services from Foxton station (2.3 miles) to Cambridge and Kings Cross.

Offered with no upward chain, the accommodation in detail comprises;

**Ground Floor** with part glazed door to

**Entrance hallway** with coathooks, radiator, central door to kitchen/dining room and door to

**Cloakroom** with wash handbasin with tiled splashbacks, WC with shelf over, radiator, extractor fan, ceramic tiled flooring.

**Kitchen/Dining room** 13'9" x 13'1" (4.20 m x 3.99 m) with window to side and window to rear, good range of shaker style fitted wall and base units with solid oak block work surfaces over, ceramic sink unit with mixer taps, tiled splashbacks, built in four ring gas hob with stainless steel chimney extractor hood with electric oven below, space and plumbing for washing machine, integrated dishwasher and fridge/freezer, wall mounted

Worcester gas combination boiler, recessed ceiling spotlights, radiator, ceramic tiled flooring.

**Sitting room** 16'10" x 11'5" (5.13 m x 3.47 m) with bay with part glazed door and windows to enclosed garden, window to side, two radiators, stairs to first floor, recessed ceiling spotlights, LVT flooring.

**First Floor**

**Landing** with doors to

**Bedroom 1** 11'5" x 10'2" (3.49 m x 3.11 m) with window to front, radiator, door to

**En suite shower room** with fully enclosed shower cubicle with chrome shower unit, WC, wash handbasin with tiled splashbacks, chrome heated towel rail, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

**Bedroom 2** 9'7" x 9'1" (2.93 m x 2.78 m) with sloping ceiling with slightly restricted headroom, window to rear, radiator.

**Bathroom** with window to rear, panelled bath with part tiled surround and Victorian style mixer taps and shower attachment, wash handbasin with tiled splashbacks, WC, wall light points, chrome heated towel rail, extractor fan, ceramic tiled flooring.

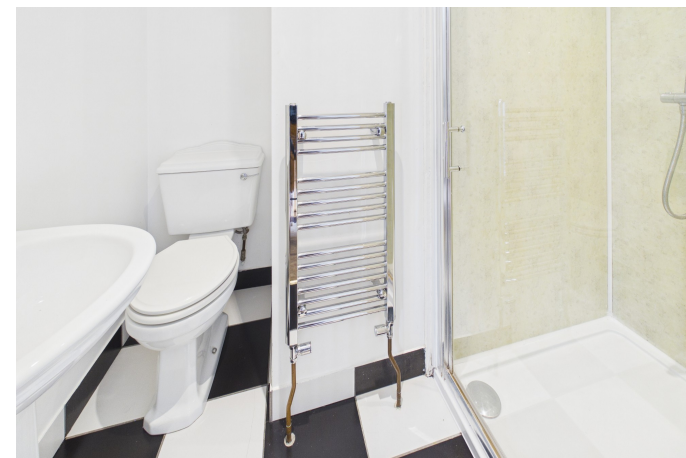
**Outside** Enclosed garden to the front 6m x 5.5m, mature evergreen hedge providing pathway, mainly laid to lawn with paved patio area, side access gate, timber shed to remain. Gravelled off road parking area for one vehicle to the rear of the property.

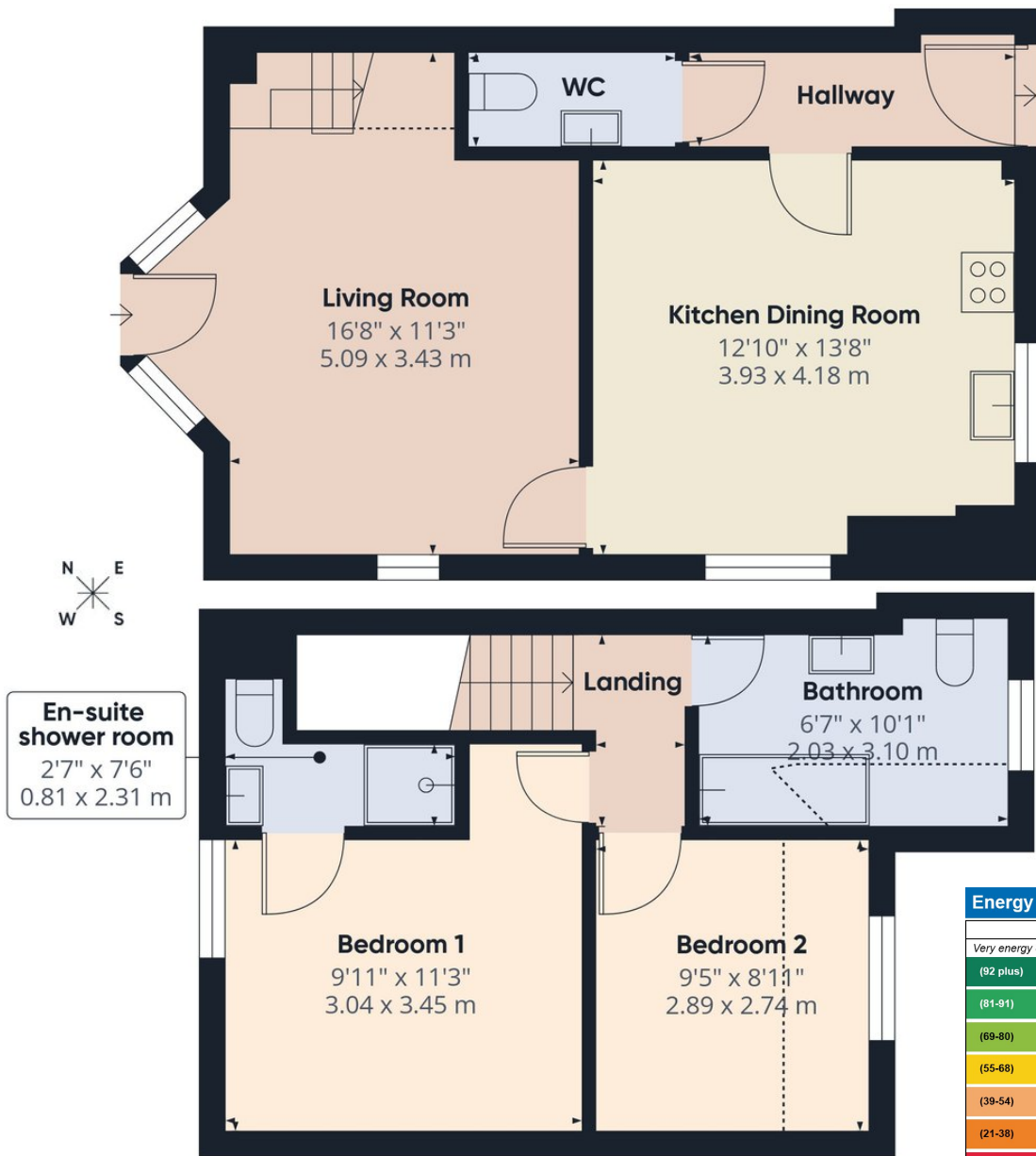
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

752 ft<sup>2</sup>  
69.7 m<sup>2</sup>

Reduced headroom

52 ft<sup>2</sup>  
4.9 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		95
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested