



Limes Road, Hardwick Cambridge  
**£400,000** Freehold

**Sharman  
Quinney**

# Key Features



- Four Bedroom Semi-Detached Home
- Catchment for Comberton Village College
- Beautiful South-Facing Rear Garden
- Garage and Driveway Parking for Two Vehicles
- Well Presented Throughout

GUIDE PRICE £400,000 to £425,000

This beautifully maintained and thoughtfully arranged home presents an excellent opportunity for families seeking both space and convenience in a sought-after village setting.

The ground floor offers a welcoming entrance hall with built-in storage, leading through to a bright and comfortable sitting room enjoying views across the rear garden. A separate dining room provides the perfect space for entertaining, while the well-appointed kitchen features a comprehensive range of units with space for freestanding appliances. Additional storage is available via a generous under-stairs cupboard.

Upstairs, the property comprises four bedrooms,



including a principal bedroom with a private en suite shower room. Three further bedrooms, one currently utilised as a home office, are served by a modern family bathroom, completing the well-balanced internal accommodation.

#### Outside & Parking

The property benefits from a driveway providing off-road parking for two vehicles, alongside a single garage with power.

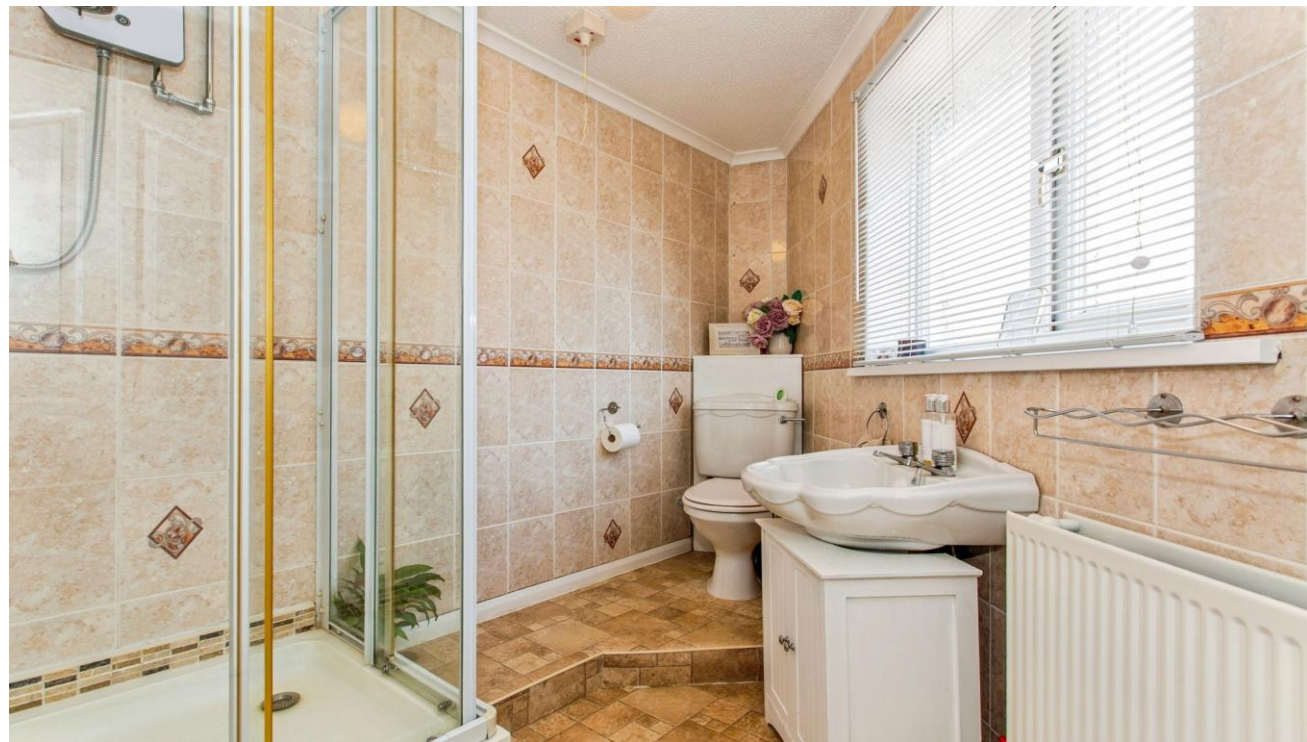
To the rear is an attractive, south-facing garden, beautifully maintained and mainly laid to lawn, complemented by well-stocked borders, a patio seating area, and a decked space ideal for outdoor entertaining.

#### Location

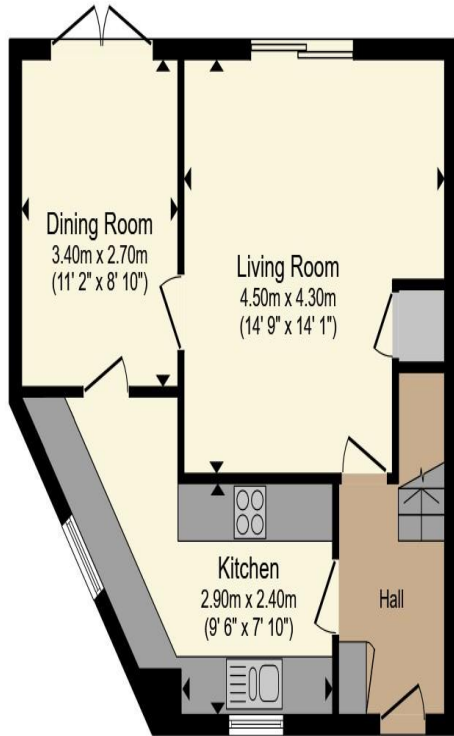
Hardwick is a well-served and highly regarded village located approximately 7 miles west of Cambridge, offering an excellent balance of rural charm and accessibility.

The village benefits from a range of local amenities including a convenience store, post office, pub, and recreational facilities. Schooling is a particular highlight, with Hardwick Primary rated "Good" and the highly sought-after Comberton Village College rated "Outstanding".

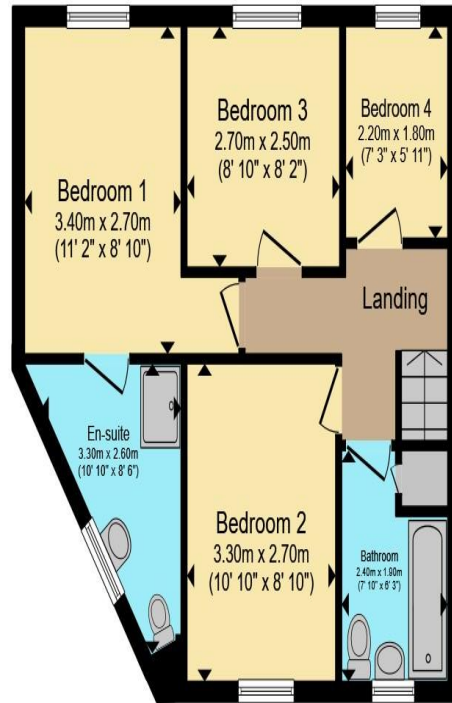
For commuters, the nearby A428 provides swift connections to Cambridge, the A14, and onward to the A1, making this an ideal location for those



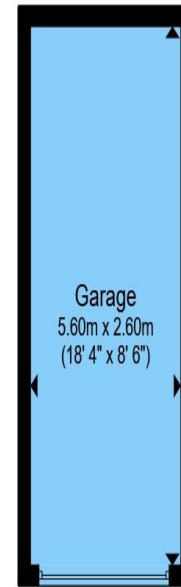
needing excellent transport links.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 105.9 m<sup>2</sup> (1,139 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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