



40 Queens Close
Cambridge, CB22 7QL

Guide price £425,000



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- No upward chain
- Generous garden measuring 25.06m x 9.92m
- EV charging point
- Semi-detached home
- Cul-de-sac position
- Scope to extend (STPP)

An improved home of 877 sqft / 81 sqm, enjoying a generous plot and cul-de-sac location, within easy reach of the A10 and just a 20-minute cycle ride from Cambridge South Station. NO CHAIN.

This well cared for semi-detached house is well suited to first-time / investment buyers alike and offers exciting scope to extend, subject to the necessary consents.

The accommodation briefly comprises a bright living / dining room, benefitting from southerly aspects. The kitchen has been fitted with a comprehensive range of base and eye-level units and has various freestanding appliances included within the sale. The rear lobby provides access to a separate utility room and cloakroom W.C.

Upstairs are 3 good sized bedrooms and a bathroom which has been fitted with a 3-piece-suite.

The property sits on a generous plot of approximately 0.13 acres. The front of the property has a driveway, whilst the rear garden has a number of fruit trees.

This area is ideally located just off the A10, offering convenient road links to Cambridge and Royston, while Foxton railway station is just 2.1 miles away, and Cambridge South is just 3.4 miles





from the front door.

Harston itself is a thriving village with a strong sense of community and a good range of everyday amenities. These include a well-regarded primary school, a village store, post office, doctors' surgery, petrol station, and a popular pub with dining facilities. The nearby villages of Hauxton and Haslingfield offer additional services.

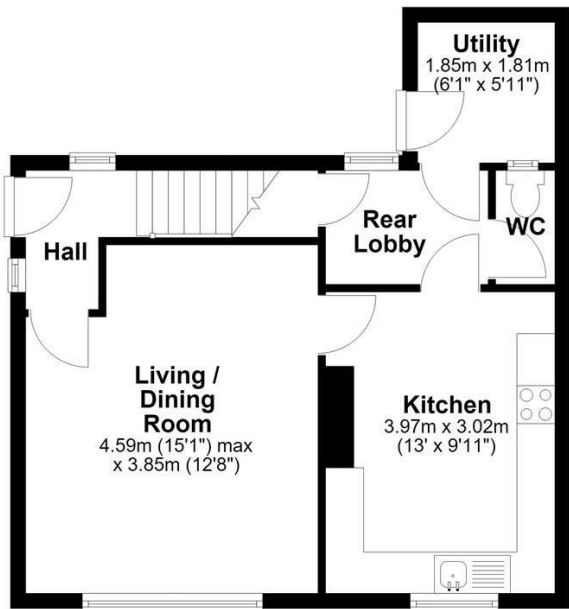
In addition to the local primary school, secondary education is available at Melbourn Village College and Sawston Village College, both rated 'Good' by Ofsted.

The village benefits from a regular bus service and cycle route into Trumpington and central Cambridge, making it ideal for commuters and those seeking a more sustainable lifestyle. The surrounding countryside offers scenic walks, including routes along the River Rhee and through the nearby Harston Community Orchard.



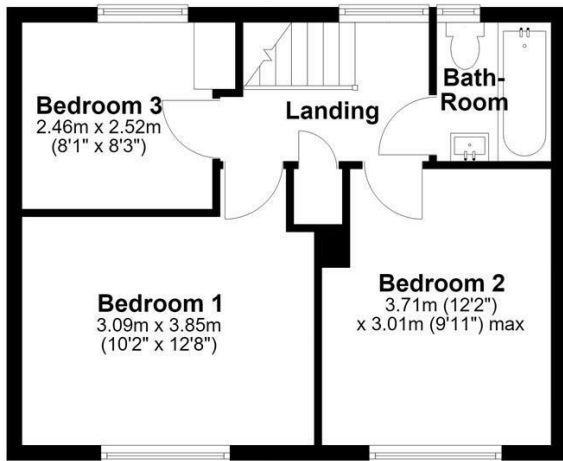
Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



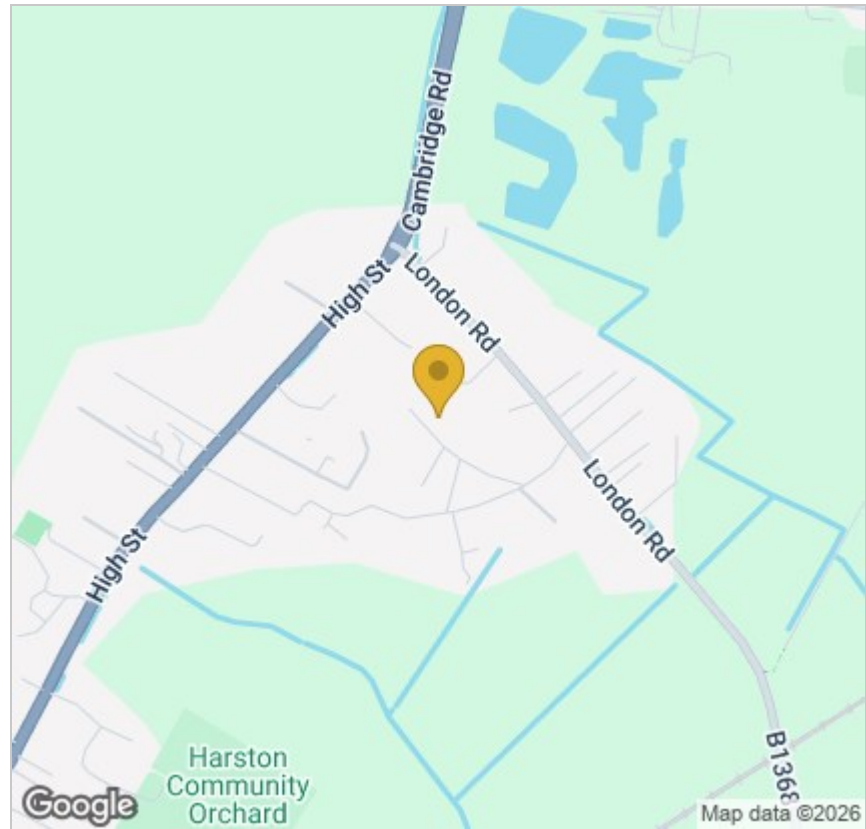
First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)

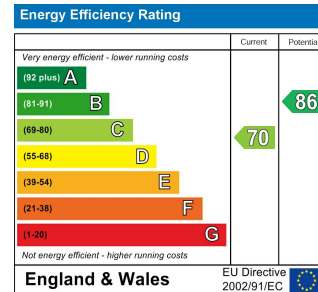


Total area: approx. 81.5 sq. metres (877.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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