



31 Harding Way
Cambridge, CB4 3RW

£2,400 Per month

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- Refurbished throughout
- Off-road parking
- Modern kitchen
- Lovely garden

A beautifully refurbished four bedroom semi detached bungalow, offering generous living space, off road parking and a private garden, ideally positioned on a quiet residential street within easy reach of excellent local amenities.

This attractive home has been refurbished throughout, giving the property an exceptional fresh feel and making it an ideal choice for tenants seeking a well presented and spacious home ready for immediate occupation.

Upon entry, the property offers a superbly sized reception room, enhanced by a charming bay window that fills the space with natural light and creates a warm, welcoming atmosphere. Just off the kitchen is an excellent dining area, or second reception space, providing superb flexibility for both everyday living and entertaining.

The kitchen has been recently installed and is fitted with stylish modern units, offering both practicality and contemporary appeal. It comes equipped with





an under counter fridge, freezer, washing machine and a superb range cooker, creating a highly functional and attractive space for cooking and dining.

The bungalow benefits from four bedrooms in total, three of which are comfortable doubles, making the property well suited to families, professional sharers, or those in need of additional space for guests, a home office or hobbies. The family bathroom is well appointed and fitted with a bath, electric shower, WC and vanity unit.

Externally, the property continues to impress with a good sized rear garden, thoughtfully arranged with a combination of lawn and patio, ideal for relaxing or enjoying outdoor dining in the warmer months. To the rear, there is the added benefit of off road parking. Please note, the detached garage is not included within the let.

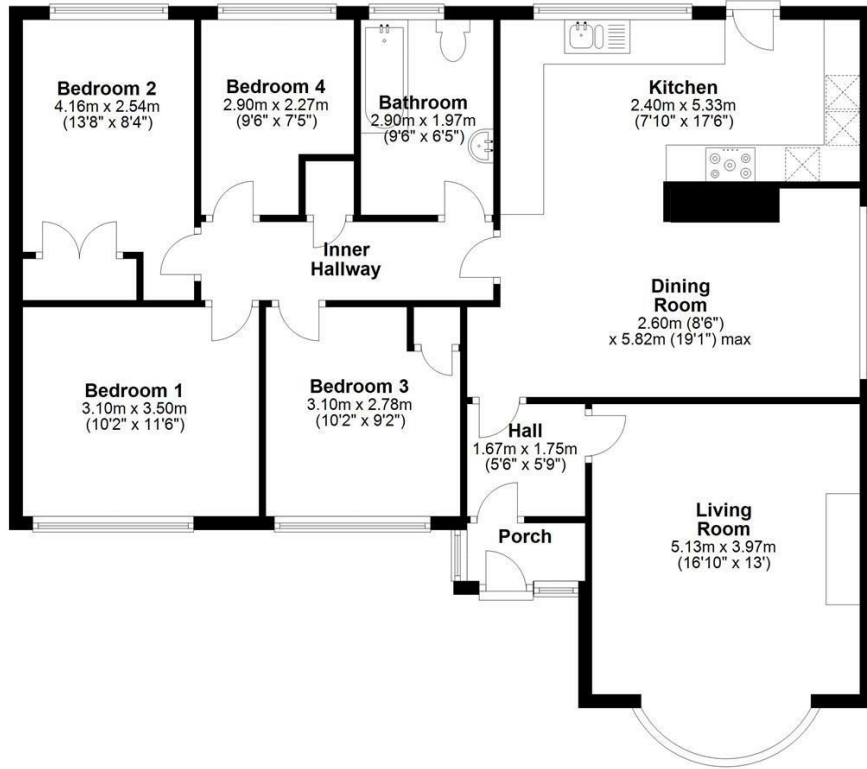
Council Tax Band: D & EPC: E

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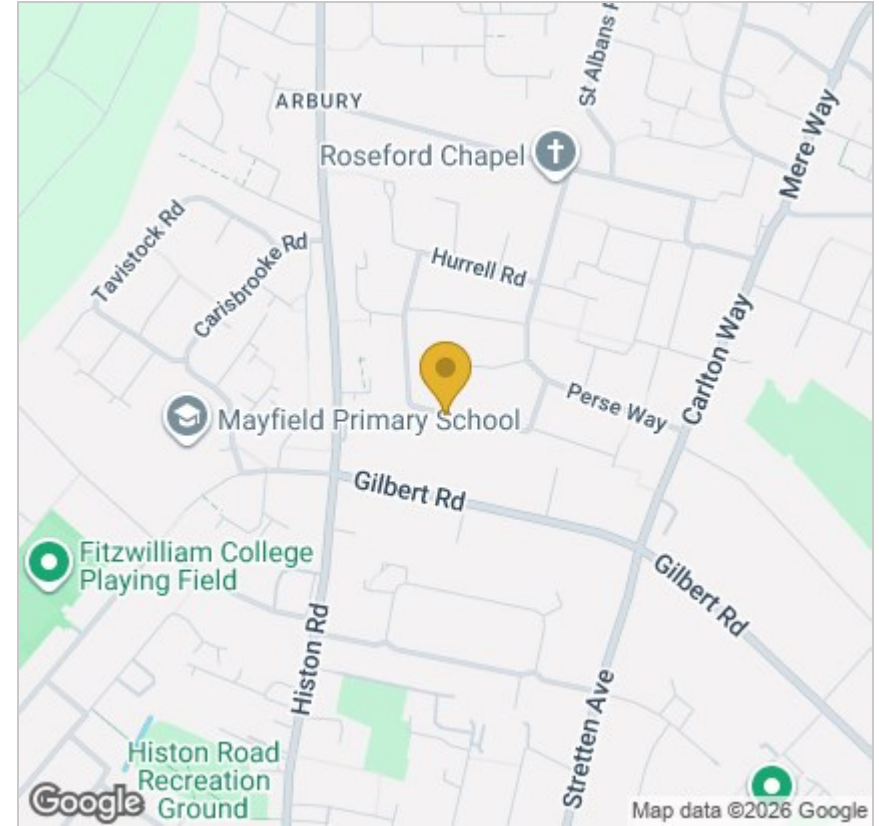
Floor Plan

Approx. 103.9 sq. metres (1117.9 sq. feet)

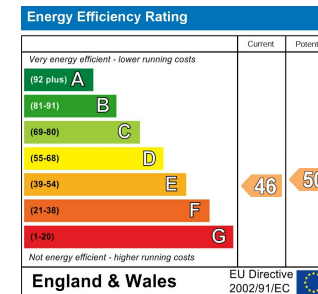


Total area: approx. 103.9 sq. metres (1117.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



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.