



Harebell Close enjoys a peaceful position within the Cherry Hinton area of Cambridge — a popular and well-connected suburb that offers an appealing balance of city access and village atmosphere. Residents benefit from a strong community feel, excellent local amenities and green spaces, with Cherry Hinton Hall Park just a short walk away. The area is well served by shops, cafés, and local pubs, and features good primary and secondary schools close by.

Commuters have easy links into Cambridge city centre, Addenbrooke's Hospital, and the Biomedical Campus, as well as convenient road access to the A14 and M11. The nearby train station at Cambridge provides regular services to London King's Cross and Liverpool Street, while local cycle routes make the area ideal for those looking for a sustainable and efficient way to get around.

This modern three-bedroom semi-detached home presents a well-balanced layout, contemporary interiors, and a private rear garden, all within a quiet residential close. The property is offered on an unfurnished basis.

The ground floor opens with a welcoming entrance hall leading into a bright and comfortable living area that spans the width of the home. Double doors open directly onto the rear garden, creating an airy flow between indoor and outdoor spaces — perfect for relaxing or entertaining. The adjacent kitchen has been stylishly updated, featuring sleek high-gloss cabinetry, integrated Bosch appliances, and a smart pink metro-tiled splashback that adds a touch of character.

Upstairs, three bedrooms provide excellent flexibility — two good-sized doubles and a generous single, ideal for use as a home office or nursery. The bathroom is neatly finished in classic white tiling with a shower-over-bath arrangement and modern fittings.

Outside, the enclosed rear garden offers both lawn and patio areas, bordered by mature planting that ensures privacy. There's also a single garage to the side of the property and off-road parking to the front, with a gravelled driveway providing space for two vehicles.

With its practical layout, quiet setting, and proximity to

Cambridge amenities, this is a lovely home for professionals or small families seeking a well-presented property in a sought-after location.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Council tax band: C

There is a reservation fee which equates to 1 weeks rent. (Deductible from your first month's rent)

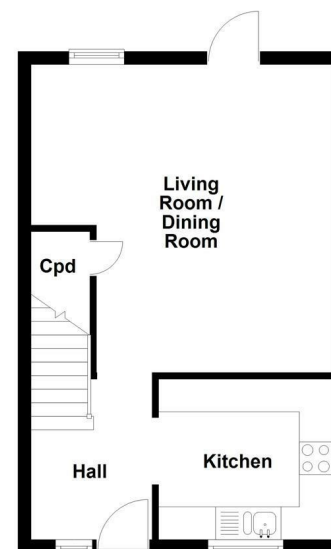
The formula for working out a week's rent is the following:
 $1 \text{ month's rent} \times 12 / 52 = 1 \text{ week's rent.}$

Our redress scheme is the Ombudsman and our CMP supplier is through Lonsdale Insurance Brokers LTD.

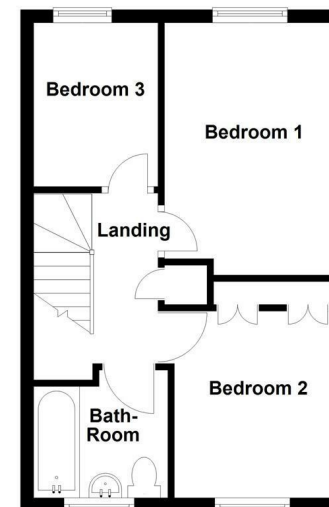




Ground Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	71
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

