



New Road, Harston, CB22 7QG

CHEFFINS

New Road

Harston,
CB22 7QG

A beautifully presented four bedroom semi-detached property extending to approximately 1526sqft with generous rear garden and a newly refurbished modern open plan kitchen/diner. The spacious property benefits from a private location in a residential street with off-road parking as well as a garage. Located in Harston, a desired village with local amenities and cycling access to Cambridge.

4 2 1

Guide Price £575,000





LOCATION

New Road enjoys a desirable position within the well-served village of Harston, offering a blend of rural charm and excellent connectivity. The village provides a range of everyday amenities including a primary school, village shop, pub and community facilities, while the nearby A10 and M11 provide convenient road links to Cambridge, Royston and London. Regular bus services operate to Cambridge city centre, and nearby Foxton railway station offers direct rail connections to Cambridge and London King's Cross.

UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALLWAY

with tiled flooring, downlight, radiator, stairs leading to first floor and access into various rooms.

STUDY

carpeted, radiator, downlight, upvc double glazed window overlooking the front of the property, coat hanging hooks.

SITTING ROOM

carpeted, radiator, downlight, wall lights, upvc double glazed windows overlooking front of the property, coving.

DOWNSTAIRS SHOWER ROOM

with laminate flooring, tiled walls, three piece suite comprising walk-in tiled shower, wash hand basin with storage shelves beneath, low level w.c., heated towel rail, downlight, extractor fan, upvc double glazed frosted window overlooking the side of the property.

KITCHEN/DINING ROOM

Kitchen with tiled flooring, a range of soft close floor and wall units with quartz worktop, 4 ring Bosch gas hob with Ciarra extractor fan, butler sink with mixer tap, integrated AEG oven and hob, integrated Bosch dishwasher, island with floor units and drawers with quartz worktop and electricity point, storage cupboard containing electricity meters and fuse box, upvc double glazed door leading out to the side of the property, space for fridge/freezer, utility

cupboard with space and plumbing for washing machine and dryer, part tiled walls, quartz splashback, upvc double glazed window overlooking the rear of the property, downlights, LED spotlights. Dining Room with tiled flooring, downlight, radiator, upvc double glazed French doors leading out onto the terrace area and rear garden beyond, downlight, LED spotlights.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking side of the property, access into loft space, storage cupboard with shelving, airing cupboard containing hot water tank and access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, downlight, radiator, two built-in wardrobes with sliding doors, hanging rails and shelving.

BEDROOM 2

carpeted, radiator, downlight, upvc double glazed windows overlooking the rear of the property, two built-in wardrobes with sliding doors, shelving, hanging rail.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking front of the property, downlight.

BEDROOM 4

carpeted, upvc double glazed window

overlooking rear of the property, radiator, downlight.

BATHROOM

with three piece suite comprising bath with shower over, wash hand basin with storage cupboard beneath, w.c., tiled floor, tiled walls, upvc double glazed frosted window overlooking side of the property, heated towel rail, downlight, extractor fan.

OUTSIDE

The property is approached via shared shingle driveway leading to GARAGE with up and over door and concrete base with parking space in front. The shared shingle pathway continues to the property where a right of access allows access to the property. The front garden is predominantly laid to lawn and partially enclosed via hedging and fencing. Pathway leading to the front door and continuing around the side of the property into the rear garden.

Rear garden with terrace area perfect for al fresco dining and outside seating. The garden is south east facing and again predominantly laid to lawn and enclosed via timber fencing, concrete post and rail with timber storage shed. Outside water tap, outside electricity point. Door into the kitchen via the side passage.





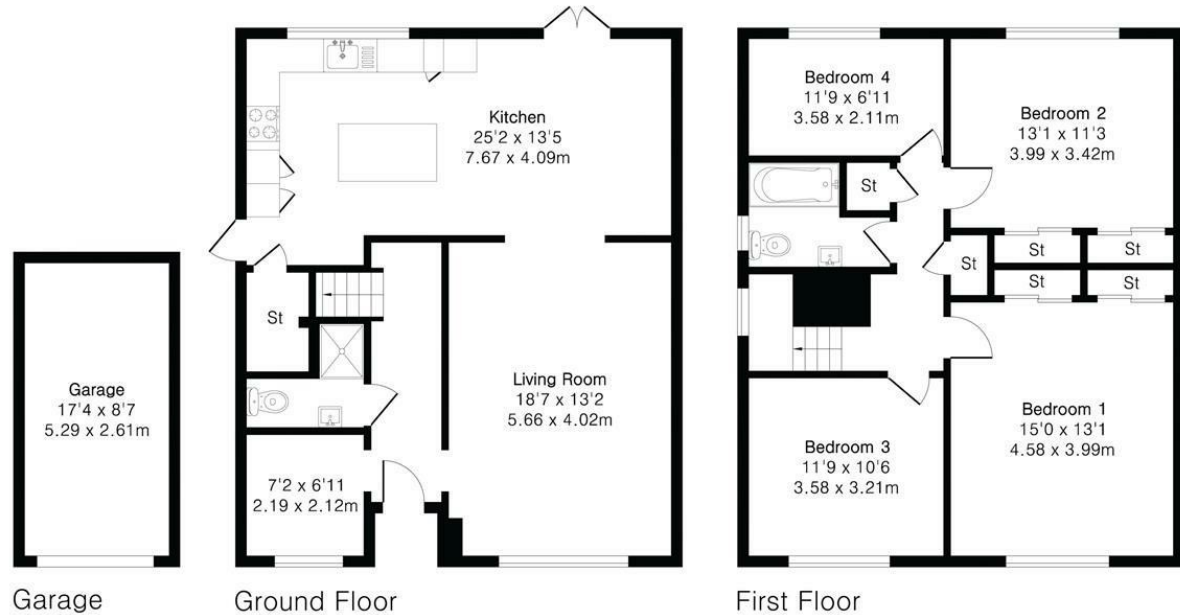


Approximate Gross Internal Area 1526 sq ft - 142 sq m (Excluding Garage)

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 771 sq ft – 72 sq m

Garage Area 149 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	81
EU Directive 2002/91/EC		

Guide Price £575,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire District

Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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