



Harbour Avenue, Comberton, CB23 7DD

CHEFFINS

Harbour Avenue

Comberton,
CB23 7DD

A thoughtfully extended and substantial semi-detached property with well proportioned and versatile accommodation arranged over two floors. The property further benefits from off-road parking for multiple vehicles, well maintained rear garden and large storage shed with plumbing and power, located in this ever popular and well served village of Comberton, convenient for road and rail links, as well as educational services.

5 3 2

Guide Price £525,000





LOCATION

Fox's Way, Comberton, Cambridge, CB23 7DL is nestled in the heart of one of South Cambridgeshire's most sought-after villages. Comberton is a picturesque and well-established community located just five miles west of Cambridge, offering an enviable balance of peaceful village living and easy access to the historic city. Fox's Way is a quiet residential cul-de-sac, lined with attractive family homes and set within a safe and welcoming neighbourhood. Residents benefit from a wide range of local amenities, including a convenience store, village hall, post office, GP surgery, and the well-regarded Comberton Village College. The village is surrounded by beautiful countryside, offering scenic walking and cycling routes, while nearby road links via the A428 and M11 ensure swift connections to Cambridge, Royston, and London. Public transport options are readily available, with regular bus services into the city centre. Comberton is particularly popular with families, academics, and professionals alike, drawn to its outstanding state and independent schooling options, active community, and attractive green spaces.

ENTRANCE DOOR

UPV-C front door, into

ENTRANCE HALL

Downlights, wood-effect, ceramic flooring, radiator, stairs leading to first floor with understairs storage and entrance into multiple rooms, including

SITTING ROOM

Carpeted with wood burner, radiator, and UPV-C double-glazed windows overlooking the front aspect, as well as downlights

KITCHEN / BREAKFAST ROOM

with a range of floor and wall units, solid wood worktops, space for range-style oven, space for fridge / freezer, space and plumbing for washing machine, ceramic one and a half bowl sink and drainer with mixer tap, radiator, wood flooring, UPV-C double glazed window, overlooking rear garden, as well as UPV-C double-glazed window, overlooking the side aspect. The boiler is also located in the kitchen. UPV-C double glazed door, opening from the kitchen into the rear garden, sliding doors from Breakfast Room into the rear garden.

STUDY/BEDROOM 5

Carpeted with radiator, UPV-C double-glazed window overlooking front aspect, downlights, door to

EN suite / DOWNSTAIRS SHOWER ROOM

Comprising walk-in tiled shower, low-level WC, hand wash basin. Part-tiled walls, LED spotlights and extractor fan, towel rail

DOWNSTAIRS CLOAKROOM

with tiled floor, low-level WC, hand wash basin with mixer tap, LED spotlights and extractor fan

FIRST FLOOR

LANDING

carpeted, with access into loft and doors into rooms, storage cupboard, including:

PRINCIPAL BEDROOM

carpeted with downlight, radiator, UPV-C double-glazed window, overlooking front aspect. Door into

ENSUITE

Tiled flooring, 3 piece suite, comprising tiled walk-in shower, low-level WC, hand wash basin with storage cupboard below. Part-tiled walls and extractor fan, UPV-C frosted window to the rear aspect

BEDROOM TWO

carpeted, radiator, UPV-C double-glazed window, overlooking the rear aspect, downlights

BEDROOM THREE

carpeted with radiator, UPV-C double-glazed window to the front aspect, downlights and built-in wardrobe with hanging rail, as well as further overhead storage.

BEDROOM FOUR

laminade, wood-effect flooring, radiator, UPV-C double-glazed window to front aspect

FAMILY BATHROOM

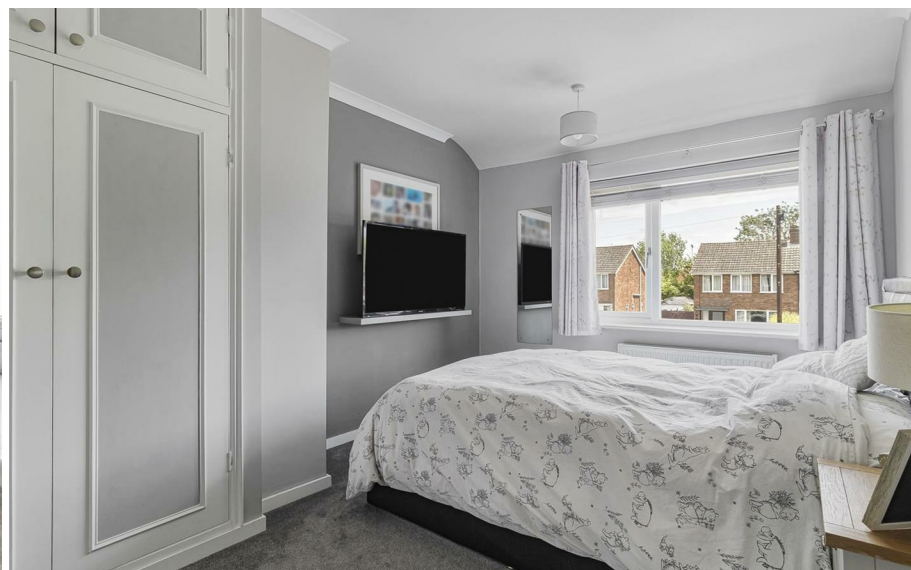
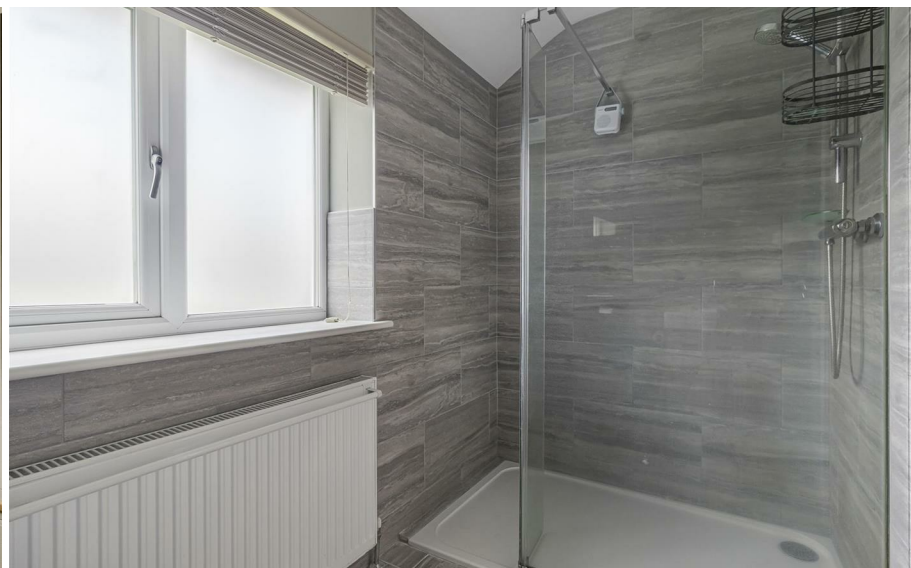
tiled flooring, walk-in tiled shower unit, low-level WC, handwash basin with storage beneath, frosted UPV-C double-glazed window to the rear and radiator LED spotlights and extractor fan.

OUTSIDE

Rear garden with side gate access, onto timber decking area. Garden is predominantly laid with Astro-turf and enclosed by timber fencing with borders containing various plants and shrubs. Timber Workshop to the rear of the garden with concrete floor, power and plumbing with workbench. An oil tank is enclosed to the rear of the workshop.

To the front of the property there is a brick paved driveway offering off-road parking for multiple vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - South Cambridgeshire



**Approximate Gross Internal Area 1448 sq ft - 135 sq m
(Excluding Outbuilding)**

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 674 sq ft – 63 sq m

Outbuilding Area 136 sq ft – 13 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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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: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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