



The Limes, Harston, CB22 7QT

**CHEFFINS**



## The Limes

Harston,  
CB22 7QT

- Detached Four Bedroom Home
- Driveway Parking Leading to the Garage
- Fantastic Potential for Extension (STPP)
- Sought After Residential Location
- 1020 sq. ft. of Accommodation

A detached four bedroom home occupying a generous plot offering fantastic potential for extension (STPP) and easy access to the surrounding amenities. The well planned accommodation extends to approximately 1020 sq. ft. arranged over two floors.

4 2 2

**Guide Price £515,000**





## LOCATION

The village of Harston lies approximately 5 miles south of Cambridge on the A10 with regular bus service, access to the M11 is approximately 2 miles distant. Foxton station is nearby with rail link to London (Kings Cross). The village has a range of facilities, within walking distance, including a post office/shop, further shops, public house, GP Surgery, primary school with a choice of secondary schools locally and good access to private education.

**GROUND FLOOR****ENTRANCE HALLWAY**

With entrance door, stairs to the first floor, under stairs storage cupboard, engineered oak flooring, doors to

**KITCHEN**

With window to the rear aspect, kitchen with range of matching eye and base level units, worktop with inset sink and drainer with mixer tap over, inset four ring induction hob with extractor hood over, integrated dishwasher, space for fridge freezer, part tiled walls, tiled floor, opening to

**UTILITY ROOM**

With door to side access, window to the side aspect, preparation counter with space and plumbing for washing machine and dryer below, eye level storage cupboards, tiled floor

**DINING ROOM**

With window to the rear aspect, engineered oak flooring

**LOUNGE**

With window to the front and rear aspect, feature fireplace, french doors to the garden,

**FIRST FLOOR****LANDING**

With window to the front aspect, loft access via hatch, cupboard housing hot water cylinder, doors to

**BEDROOM ONE**

With window to the rear aspect, door to

**EN-SUITE SHOWER ROOM**

With window to the side aspect, suite comprising low level wc with eco flush button, pedestal wash basin with chrome mixer tap, glass and chrome corner shower enclosure, chrome heated towel rail, part tiled walls, tiled floor

**BEDROOM TWO**

With window to the rear aspect,

**BEDROOM THREE**

With window to the front aspect

**BEDROOM FOUR**

With window to the rear aspect

**FAMILY BATHROOM**

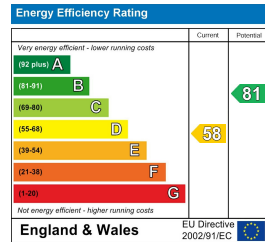
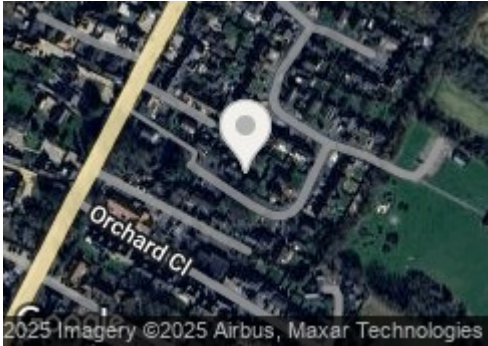
With window to the front aspect, suite comprising; panelled bath with shower over, pedestal wash basin, low level wc, part tiled walls, tiled floor, chrome heated towel rail

**OUTSIDE**

The front of the property features a lawn area with a pathway to the entrance door and a driveway leading to the garage. The fully enclosed rear garden is mostly laid to lawn with a patio area, external light, door to the garage and gated side access.







Guide Price £515,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1020 sq ft – 94 sq m  
 Ground Floor Area 510 sq ft – 47 sq m  
 First Floor Area 510 sq ft – 47 sq m  
 Garage Area 131 sq ft – 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.