



Button End, Harston, CB22 7NX

**CHEFFINS**

## Button End

Harston,  
CB22 7NX

A detached two bedroom property which would benefit from sympathetic updating, situated in a large secluded plot. The property has the added benefit of off-road parking for several vehicles as well as a detached garage. The accommodation extends to approximately 1275sqft.

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### 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 secondary education provided at Melbourn Village College.

 2  1  2

**£475,000**





## GLASS AND IRON DOORS

leading into:

## PORCH AREA/BOOT ROOM

## WOODEN FRONT DOOR

with stainless steel glass, leading into:

## ENTRANCE HALL

leads into various rooms.

## BEDROOM 1

with double glazed window overlooking the front garden and electric heater, carpeted, wardrobes and storage where it has been used as a bedroom in more recent times.

## DINING ROOM

with double glazed windows overlooking the side of the property, gas fired radiator, carpeted, stairs leading up to first floor.

## SITTING ROOM

with double doors opening out onto front garden, double glazed windows overlooking the side offering dual aspect, gas fireplace with tiled hearth and surround, carpeted, selection of wall and ceiling lighting.

## LARDER CUPBOARD

which houses the gas boiler and electricity fuse box, offers further storage space with a single glazed window overlooking the side of the property.

## KITCHEN

with selection of wall and floor mounted units and drawers, double glazed windows overlooking the rear garden, lino flooring, back door leading into a lean-to/boot room which then in turn leads out onto the rear garden. Space for cooker and fridge, marble style MDF worktops, gas radiator.

## BEDROOM 2

with double glazed windows overlooking the side of the property, carpeted, various built-in storage cupboards and wardrobe space, gas fired radiator.

## BATHROOM

carpeted, double glazed frosted windows, three piece suite comprising of bath with shower over, low level w.c., hand basin, gas fired radiator and storage unit, electric wall heater.

## UTILITY ROOM

offering space and plumbing for washing machine and also space for fridge/freezer, selection of further storage cupboards, w.c., wash hand basin with frosted glass double glazed window overlooking the side of the property.

## ON THE FIRST FLOOR

## LOFT ROOM

with Velux windows, carpeted, eaves storage and door leading to:

## ENSUITE W C

with wash hand basin and further storage room.

## OUTSIDE

The property is approached via hardstanding, driveway and concrete slab footpath. The front garden is laid predominantly to lawn with various hedging, trees and shrubbery on the borders of the front garden. The garden is enclosed by post and rail fencing to the front as well as low level fencing to the side of the perimeter. The driveway continues down offering access to a timber built SINGLE GARAGE with up and over door and power, off-road parking for multiple vehicles.

Rear garden with block paved terrace area which is ideal for al fresco dining, large storage shed with w.c. and hand basin. The garden is predominantly laid to lawn with a variety of trees, hedges and shrubs running along the border. Footpath runs the majority of the length of the garden. Post and wire fencing which runs the majority of the length of the garden but would require enclosing. Further timber and steel shed storage to the rear of the garage with concrete floor, workbench to the rear.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 100       |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

£475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council



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.

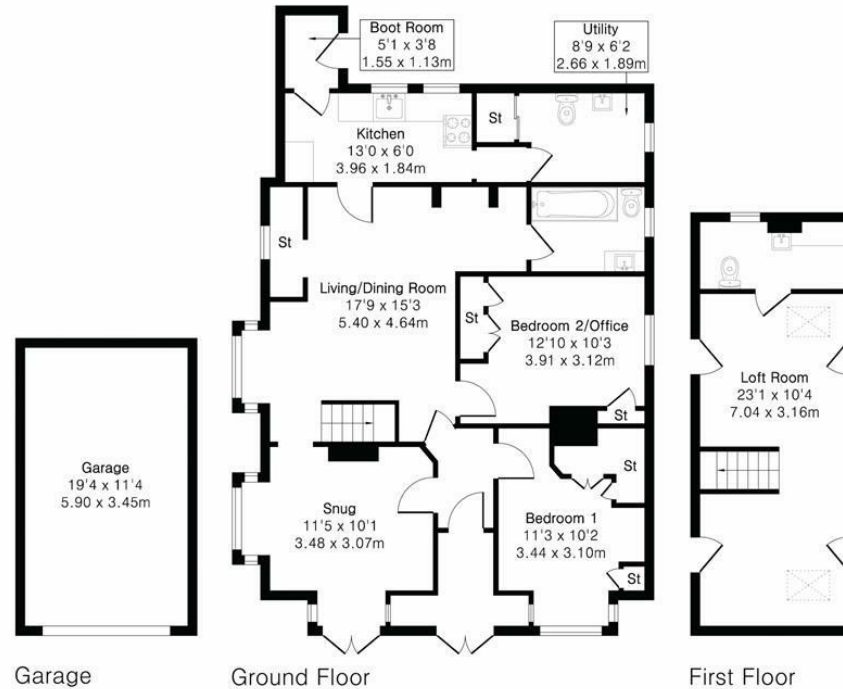


**Approximate Gross Internal Area 984 sq ft - 91 sq m  
(Excluding Garage & Loft Room)**

Ground Floor Area 984 sq ft - 91 sq m

First Floor Area 291 sq ft - 27 sq m

Garage Area 219 sq ft - 20 sq m



**Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.**

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

