



# NEW LISTING

HARCOMBE ROAD, CAMBRIDGE



**Guide Price: £575,000**

We are pleased to offer this stunning, extended 3 Bedroom Detached House located in a popular location of Cherry Hinton.

## Features

- ✓ Mature Rear Garden
- ✓ Popular Location
- ✓ Off-Street Parking
- ✓ Garage/Store
- ✓ Catchment Area for Spinney School Ofsted Rating 'Outstanding'
- ✓ Immaculate Throughout



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## NEW LISTING

### *An Immaculate Extended Family Home in a Prime Location*

We are pleased to offer this beautifully presented extended 3 bedroom detached property close to local amenities and within close walking distance to the Spinney Primary School.

Enclosed Porch with original wooden door to:

Entrance Hall: Inviting hallway with terracotta tiled flooring, stairs to first floor, double glazed window to side, radiator, with doors leading to cloakroom.

Cloakroom: Low level WC, wash hand basin, tiled splashbacks, double glazed window to front aspect, terracotta tiled floor.

Kitchen: 10'4" x 8'7" (3.16m x 2.62m) with range of fitted wall and base units, solid block worktops with Belfast sink and mixer tap, space for Range cooker, wide canopy hood, cupboard housing Vaillant central heating boiler, double glazed window to side aspect, tiled splashbacks, plumbing for dishwasher. Terracotta tiled flooring continues from hallway, opening to breakfast room.

Breakfast Room: 8'6" x 8'2" (2.60m x 2.49m) with terracotta tiled floor, double glazed French doors to the private back garden, vaulted ceiling, inset rooflight and spotlights, leading to:

Dining Room: 14'4" x 9'8" (4.37m x 2.95m) with vaulted ceiling, feature solid oak beam, inset rooflights, double glazed French doors leading to the rear aspect, double glazed window overlooking garden, open through to:

Living Room: 16'6" x 15'9" (5.03m x 4.80m) with double glazed bay window to front aspect, freestanding woodburning stove with stone hearth, radiator, door leading to hallway.

## First Floor

Landing cupboard with hot water cylinder and shelving, loft hatch to roof space. window to front aspect.

Bedroom 1: 14'8" x 9'3" (4.46m x 2.81m) oak flooring, double glazed window to rear aspect, radiator.

Bedroom 2: 9'9" x 9'3" (2.96m x 2.81m) oak flooring, double glazed window to rear aspect, radiator.

Bedroom 3: 9'3" x 7'0" (2.82m x 2.13m) oak flooring, double glazed window to front aspect, radiator.

Bathroom: Recently updated bathroom comprising panelled bathtub, WC, pedestal wash basin with mixer tap, fitted shower screen, inset wall mounted shower and controls, tiled splashbacks, chrome towel rail, window to front aspect.

### Outside:

To the front of the property is a mixture of gravel and lawn, creating further parking, along with Garage which is divided into a cycle store with storeroom behind, a range of mature plants and shrubs, pathway leading to the enclosed porch and front door. To the side is gated access to the rear of the property. the rear garden is a mixture of lawn, terraced area, with a selection of beautiful mature trees and hedging. Pathway to timber with further secluded small gravelled seating area.

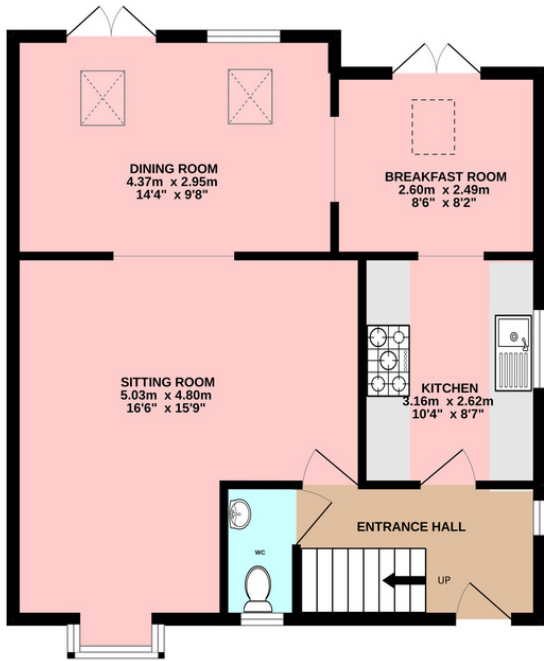
## Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

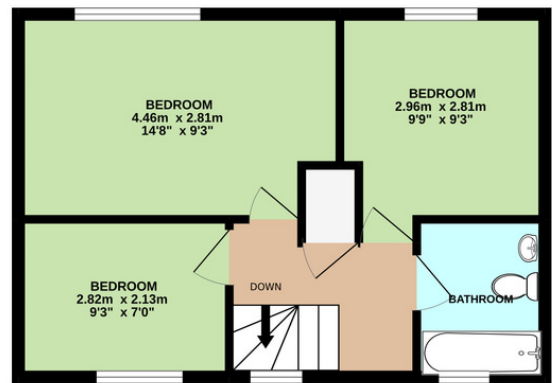
The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute. It is also in easy cycling distance from the Addenbrookes Biomedical Campus.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR  
58.0 sq.m. (624 sq.ft.) approx.

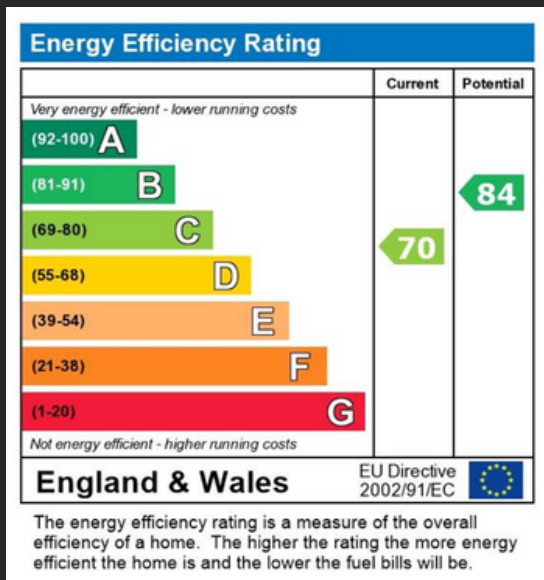


1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 96.0 sq.m. (1033 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD  
EPC BAND: C  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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