



Harcombe Road, Cambridge

Price: Freehold £850,000 offers in the region of

- Extended five bedroom detached family home
- Driveway and garage for parking
- Beautiful Kitchen/Diner
- Close to local schools and amenities
- Easy access to Addenbrookes hospital
- Potential for further development if required
- Stunning rear garden
- Quiet Cul-de-sac location.

EPC Rating: D



ACCOMODATION INCLUDES

Part glazed entrance door leading to;

ENTRANCE HALL

With stairs to first floor and cupboard under. Window to front aspect. Doors through to;

SITTING ROOM

(4.54m x 4.06m)

Large window to front aspect. Gas fire with surround and mantle.

KITCHEN/DINER

(5.96m max x 2.95m widening to 8.82m)

A superb family room with plenty of space to suit multiple users. The kitchen has a range of wall and base units with complimentary granite work surface above. Stainless steel sink and drainer with mixer tap above. Double oven with top oven doubling up as an integrated microwave. Five ring gas hob with extractor above and glass splashback behind. Space and plumbing for both dishwasher and washing machine. Space for large American style fridge/freezer. Breakfast bar seating area for casual dining. Large built in storage cupboard. Two windows to rear aspect as well as part glazed door to rear patio. The dining area has space for an eight to ten seat table with double doors to the rear garden with window to the side.

RECEPTION 2/DINING ROOM/STUDY

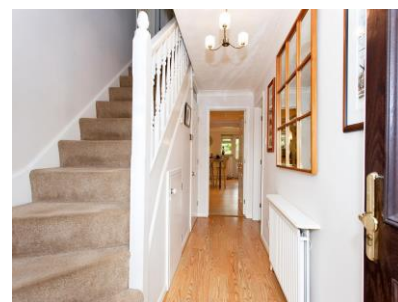
(3.26m x 3.15m)

A room with a multitude of uses. Currently used as a guest room and study. It could also be used as a separate dining room or playroom if needed. Glazed double doors into kitchen/diner. Window to side aspect.

CLOAKROOM

W.C and corner cloakroom hand basin with tiled splashback.

1st FLOOR



LANDING

With access to loft with built in loft ladder. Door leading to;

MASTER BEDROOM

5.99m max x 3.78m max

Lovely large room with dressing area which incorporates fitted wardrobes. Window to rear aspect and door through to;

EN- SUITE

2.64m x 2.42m

Well-proportioned room with shower, W.C and pedestal hand basin. Electric shower point and light. Obscured window to rear aspect.

BEDROOM 2

5.99m x 2.43m

Windows to side and rear aspect overlooking the garden.

BEDROOM 3

3.70m x 2.90m

Lovely bright room with large window to front aspect. Large built in wardrobe.

BEDROOM 4

2.08m x 3.45m

Recess for wardrobe, window to side aspect.

BEDROOM 5

2.93m x 2.26m Min

Two large built in cupboards. Window to front aspect.

BATHROOM

Three piece suite comprising panelled bath with shower over and glass shower screen, W.C and hand basin set into vanity unit with useful storage under. Obscured window to front aspect. Large airing cupboard.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS101117 - 0011

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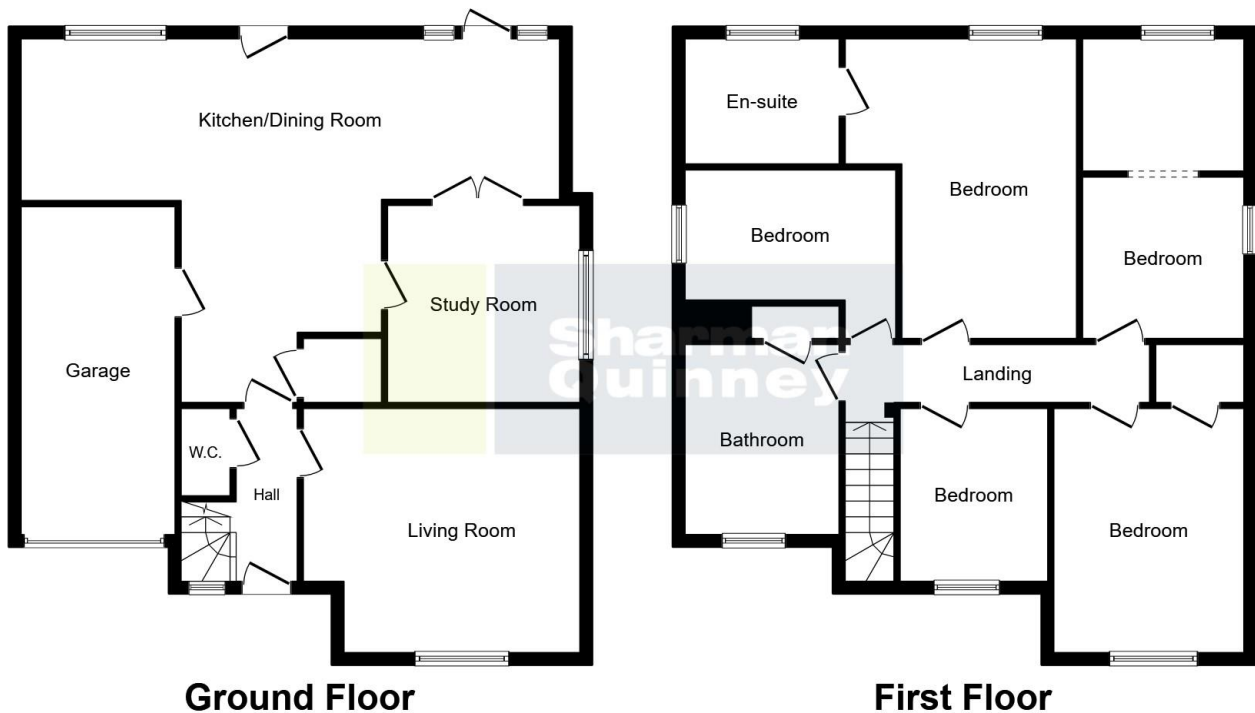
OUTSIDE

INTEGRAL GARAGE

5.22m x 2.31m

Door leading from kitchen into garage with power, light and up-and-over style door. This room would lend itself to possible conversion should additional space be required.

To the front of the property is a driveway with parking for three cars leading to the garage. There is a small lawned area, with flower borders and a side access to the rear garden which is an absolute delight, with manicured sweeping lawn bordered with beds containing flowers as well as larger specimen plants. A separate area for vegetable growing and keeping chickens is to the rear of the garden. There is a wooden storage shed and wooden pergola with large grape vine over the top giving a shady area currently used for outdoor dining and barbeque area. All set on a block paved patio. The garden is enclosed by wood panelled fencing and offers a good deal of privacy.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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