



Harbour Avenue

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A well presented, spacious three bedroom detached family home located on a good sized plot with the potential to extend, in particular above the existing garage (STP).

Guide Price:
£400,000

Harbour Avenue, Comberton,
CB23 7DD



A well presented and extended, three bedroom detached family home with scope to extend over the garage (STP) enjoying a south facing rear garden.

The property is entered through an entrance lobby and into a bright entrance hall with stairs rising to the first floor. The sitting room has a large window to the front aspect and the dining room enjoys a southerly aspect, which floods the room with natural light. The kitchen, which overlooks the rear garden, is fitted with a range of wall and base level units with ample work surfaces and spaces for appliances. This leads to the utility room with access to the rear garden and downstairs wet room.



The first-floor landing leads to three bedrooms all of which are of a good size with the master and second bedroom having fitted double wardrobes. The family bathroom is fitted with a modern white three-piece suite.

Outside, the property benefits from a generous plot. The front garden has a double driveway providing off street parking for several cars and access to the garage. The garden has a dwarf retaining wall, lawn, plants and shrubs with gated pedestrian access to the rear garden.

The rear garden is of good size and predominantly laid to lawn and is fully enclosed, ideal for family life. The side garden offers an excellent additional space where the oil tank is located.





93 sqm / 1003 sqft

349 sqm / 0.08 acres

Detached House

3 beds, 2 recep, 2 bath

Garage & Driveway

1960's

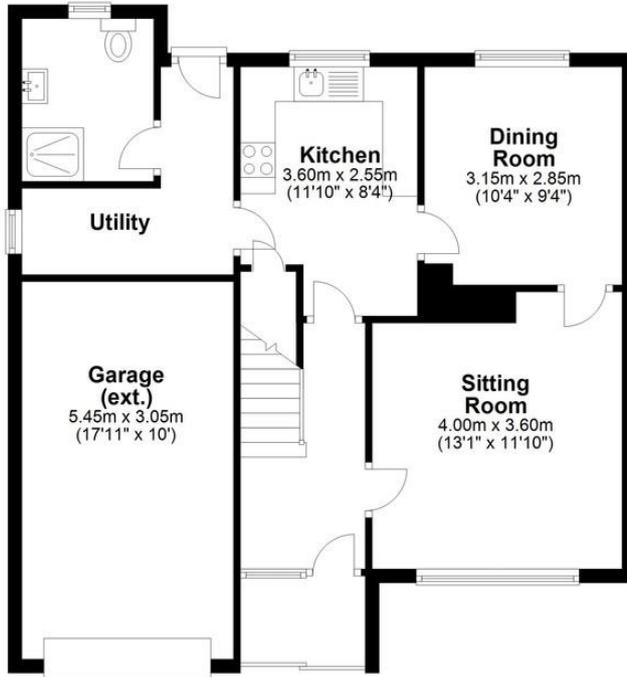
EPC – D / 63

Council tax band - D



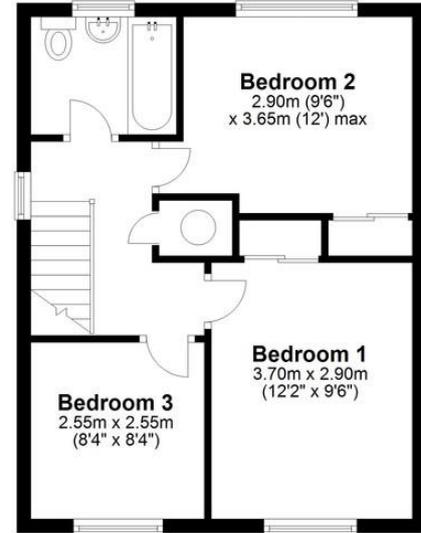
Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond.

The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors' surgery, dentist, public house, butchers, hairdresser and a large recreation ground.

For the commuter the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.

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