



78 sqm / 846 sqft

108 sqm / 0.02 acre

End terraced house

2 bed, 1 recep, 1 bath

On street parking

1970

EPC - D / 66

Council tax band - C

Meadow Way

A much improved and beautifully presented 2 bedroom house with a private south-facing garden. The property enjoys a peaceful cul-de-sac position and is situated less than 3 miles south of the city boundary.



Guide Price
£265,000



This smart 2 bedroom house has undergone many improvements by its current owner. Recent additions to the property include flooring, carpets, guttering and a refitted bathroom and kitchen, both completed over the past 18 months. The neighbourhood is friendly, quiet and secluded. There are some delightful country walks and dedicated off-road cyclepaths leading back to the city centre.

On the ground floor is an entrance hall with space for coats and footwear, large store cupboard and stairs leading to the first floor. The bay-fronted kitchen has been fitted with a stylish range of units; integrated appliances include an oven and 4-ring gas hob with extractor over. The sitting / dining room is particularly spacious and benefits from southerly aspects, a door from the sitting room leads to the rear garden.

Upstairs are 2 double bedrooms, bedroom 1 is particularly spacious and includes a walk-in wardrobe. The bathroom has been fitted with a modern 4-piece suite and is complemented by attractive tiling, inset spotlights and a heated towel rail. The landing has a storage cupboard and provides access to a partially boarded loft. 2 windows above the stairwell give additional light to the ground and first floor.

Outside, there is an open-plan garden, which is laid to lawn and plenty of communal parking nearby on a first come, first served basis. There is the potential to create an off-road parking

space by dropping the curb and removing the conifer. The south-facing rear garden has a superb degree of privacy and is enclosed by brick walls. There is a lawned area, raised beds and a solid wood bench, as well as a useful storage shed located at the foot of the garden. A side gate leads to the parking area and front of the property.



Ground Floor:
39 sqm (423 sqft)

First Floor:
39 sqm (423 sqft)

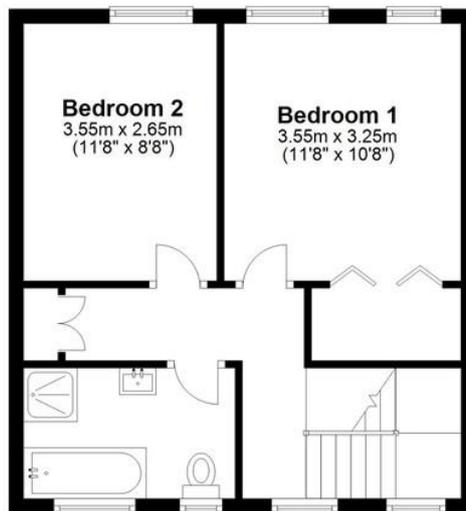
Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



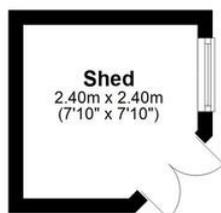
First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Garden

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)

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

Total area:
Approx. 79 sqm
(846 sqft)



Harston is the first village coming south out of Cambridge on the A10 and has an excellent range of day-to-day facilities, plus exceptionally easy road links both into the City and south towards Royston and London.

A new purpose-built, road traffic free cycle route has recently opened that leads over the M11, into Trumpington and on to the City. There is also a regular bus service, which is a most useful asset.

The village is the right side of town for the Addenbrooke's Campus, the science parks at Melbourn, Abington and Great Chesterford and Foxton's mainline railway station to Cambridge (c. 13 minutes) and London Kings Cross (less than 1 hour) is within 2 miles.

Within the parish there is an Ofsted 'Good' rated primary school, a restaurant, doctors' surgery with dispensary, an excellent local shop with Post Office counter, village hall, hairdresser, petrol filling station and a large recreation ground with a recently improved children's playground.

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