



9 Manor Close, Harston, Cambridge, CB22 7QF  
Guide Price £400,000 Freehold



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**AN ESTABLISHED 4 BEDROOM SEMI-DETACHED HOUSE, EXTENDED AND IMPROVED ACCOMMODATION OF 1130 SQFT, WELL PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE AND A PRIVATE SOUTH-FACING GARDEN.**

- 4 bedroom semi-detached house
- Generous kitchen/dining room plus a utility room
- Off road parking and garage
- EPC-E/52
- Private, south facing rear garden
- 1130 sqft/105 sqm
- Gas fired central heating boiler to radiators
- 0.04 acre plot
- Council tax band-C
- Chain free

The property occupies a pleasant cul-de-sac position close to the heart of this thriving South Cambridgeshire village. Over the years the property has undergone a programme of expansion and improvement, resulting in well-presented accommodation extending to 1130 sqft.

The accommodation comprises a welcoming reception hall with wood flooring and stairs to first floor accommodation. The sitting room boasts a feature open fireplace and wood flooring. The kitchen/dining room is fitted with a range of attractive base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, electric hob, oven, extractor, plus space for a fridge/freezer and dishwasher. Just off is a handy utility room accommodating the usual white goods with door to the garden plus a cloakroom/WC.

Upstairs off the landing are four good sized bedrooms and a generous family bathroom.

Outside, a gravel driveway provides parking for one vehicle and leads to the garage with power and light connected. The rear garden is laid mainly to lawn with flower and shrub borders, a paved patio and enclosed by a combination of fencing and hedging and enjoys good levels of privacy.

**Location**

Harston is an attractive village about four miles south of Cambridge within one mile of junction 11 of the M11. A primary school, doctors' surgery, village hall, post office and village store serve the area, which is surrounded by open countryside over which there are many interesting walks.

The house is convenient for Addenbrooke's and the Biomedical campus which can be accessed by an off-road, street-lit cycle path. The cycle path also provides easy connections to the Cambridge or Foxton railway station (2 miles away) and the city centre. Good rail links are also found at Great Shelford (5 miles) and Royston (9 miles) which has a fast service to London Kings Cross in only 39 minutes.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



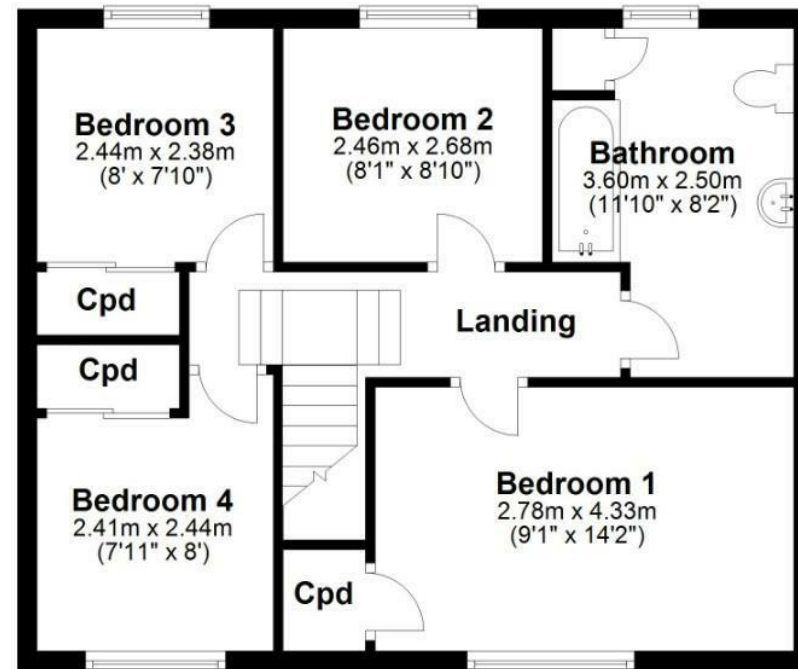
## Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



## First Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

