



## 2 Mill Road, Harston, Cambridge, CB22 7NF

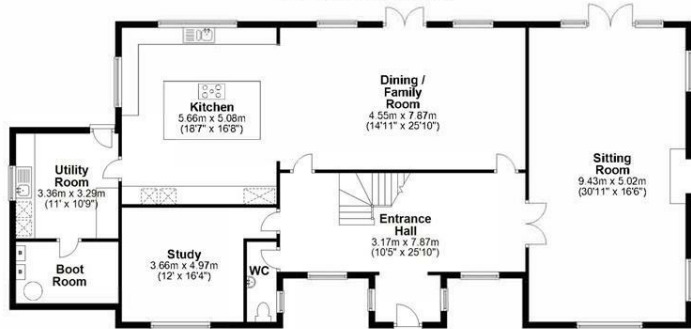
An outstanding and beautifully presented spacious modern family home of about 4400 sqft set in mature gardens of about 0.5 acres on the southern edge of this convenient village

- Mature gardens and grounds about 0.5 acres
- 4400 sqft of accommodation
- Recently refitted kitchen/dining/living room
- 5 first floor bedrooms
- Three bath/shower rooms, one being en suite
- Second floor playroom/bedroom 6

**£1,650,000**

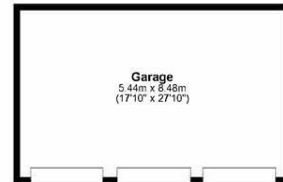
### Ground Floor

Approx. 179.6 sq. metres (1933.6 sq. feet)



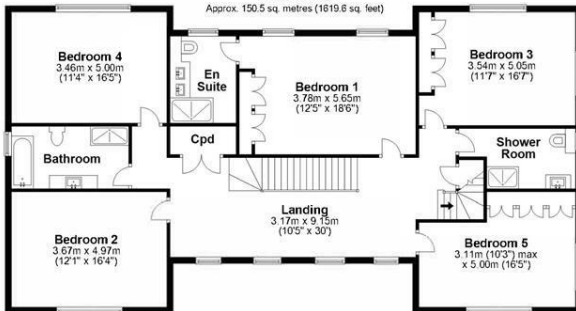
### Garage

Approx. 48.1 sq. metres (463.4 sq. feet)



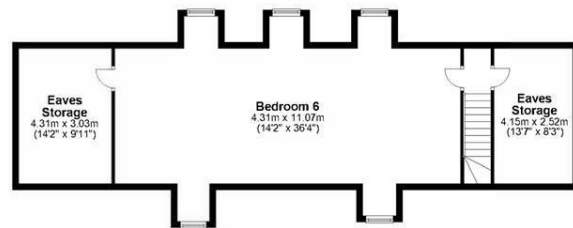
### First Floor

Approx. 150.5 sq. metres (1619.6 sq. feet)



### Second Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 410.5 sq. metres (4418.5 sq. feet) excluding garage

Drawings are for guidance only  
Plan produced using PlanIt

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	