



44 Harding Way, Cambridge, CB4 3RR
Guide Price £550,000 Freehold



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A DETACHED, THREE-BEDROOM BUNGALOW OCCUPYING A LARGE CORNER PLOT WITH SIGNIFICANT SCOPE FOR EXPANSION (STPP), LOCATED ON A QUIET ROAD TO THE NORTH OF THE CITY CENTRE.

- Detached bungalow on corner plot
- 870 sqft / 80 sqm
- Workshop
- Garage and driveway
- Built in 1960
- 3 beds, 1 bath, 1 reception room
- 0.2 acre plot - southwesterly garden
- Gas central heating to radiators
- EPC - E / 51
- No chain

This detached, single-storey residence occupies a sizeable corner plot, which provides tremendous scope for expansion, along with a large loft space which is potentially suitable for conversion, both subject to the relevant consents. The accommodation is generally in good order and spacious but would benefit from modernisation.

Set back behind a partly gravelled driveway, the property is accessed via an entrance hall, providing access to each bedroom and the spacious living/dining room, which benefits from a dual aspect including patio doors to the rear garden. Off the living space is the kitchen, which has a range of fitted units and access to a side porch, leading to the rear garden. There are three bedrooms, two of which are double in size, with master including fitted wardrobes. The family bathroom is fitted with a three-piece suite.

At the front of the property, a driveway provides parking for up to three vehicles and access to a garage, which has power connected. The sizeable rear garden is fully enclosed by mature hedgerows and divided into two main areas: the main garden, which is low maintenance with paving and gravelled paths, and a 'secret' garden, which is predominantly laid to lawn. A toolshed/store adjoins the rear of the garage.

Location

Harding Way is situated to the north of the city and forms part of a popular and quiet residential area well placed for access to the Science Park, Cambridge North Station, guided busway, A14 and major commuter routes. There is local shopping around the corner on both Carlton Way and Histon Road, with schooling for all age groups in the area and in particular in the catchment area for Chesterton Village College which is Ofsted rated 'outstanding' and also provides sports facilities for the public.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

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.



Floor Plan

Approx. 80.9 sq. metres (870.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

