



40 ROYSTON ROAD
Harston

Carter Jonas

40 ROYSTON ROAD, HARSTON, CAMBRIDGE, CB22 7NH

- Cambridge - approx. 5.2 miles
- Foxton Rail Station - approx. 1.6 miles
- Shelford Rail Station - approx. 3.6 miles

Prominent double fronted home • Character features • 5 Bedrooms • Spacious open-plan kitchen dining area • Versatile living accommodation • Easy access to road & rail connections • Popular village location with amenities • EPC rating D

DESCRIPTION

A charming bay windowed double fronted home retaining period features such as coving, picture rails, fireplaces, sash windows, pine doors flooring. The ground floor accommodation comprises: entrance hall, patterned tiled floor, cloakroom, living room, ornamental fireplace recess, sitting room, period fireplace kitchen/dining room, underfloor heating, part full-volume ceiling, slate tiled floor, pantry and utility room.

First floor, split landing, three bedrooms, study, family bathroom and staircase to second floor.

Second floor, landing/study area, two bedrooms, one being a walk through and bathroom.

OUTSIDE

The property is set back from the street by a shallow garden, workshop/store to side with doors providing access to rear, rear garden with paved area, lawn beyond, established flower beds, borders and trees, partly walled and fully enclosed. Please note there is only on-street parking for the property.

AN ATTRACTIVE CHARACTERFUL DOUBLE FRONTED HOME LOCATED ON THE SOUTHWEST SIDE OF CAMBRIDGE ENABLING EASY ACCESS TO MAIN ROAD LINKS AND RAIL STATIONS WITH VERSATILE LIVING ACCOMMODATION OVER THREE FLOORS.



LOCATION

Harston offers a range of local facilities to include a shop, inn/public house, doctor's surgery, parish church, primary school, recreation ground and a village hall, while the village of Foxton, some 2 miles away has a station offering services to London Kings Cross Station. Whittlesford Station that offers services to Liverpool Street is some 5 miles way. The access point to the M11 motorway is some 2 miles distant, Addenbrookes Hospital and the new Biomedical campus are some 4 miles away while Cambridge City Centre is some 6 miles distant which offer a range of excellent private and public schooling including The Leys, St Faiths and The Perse.

ADDITIONAL INFORMATION

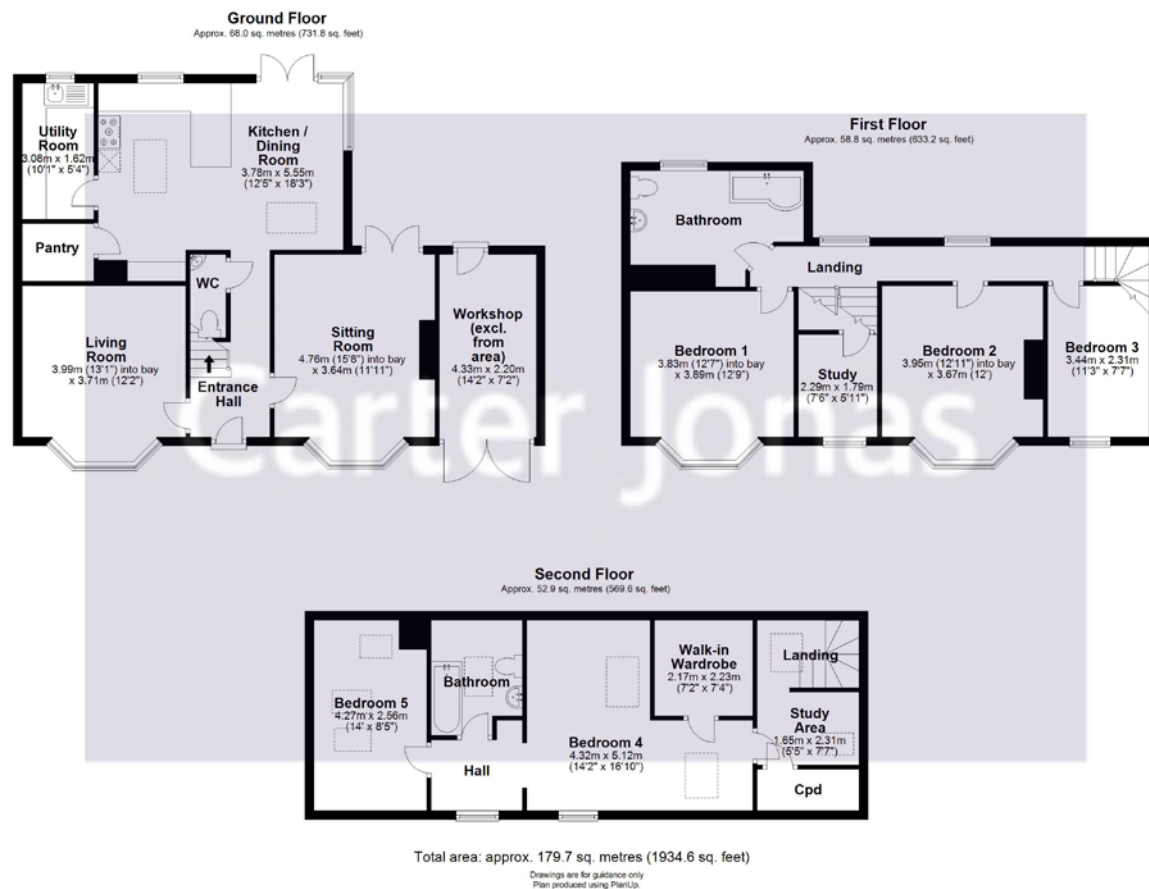
Tenure: Freehold

Services: Mains water, electricity, gas and drainage

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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