

**ENTRANCE HALLWAY** Double glazed external door, double glazed window to front aspect, built in storage area with sliding door, stairs rising to first floor, oak door to living room.

**LIVING ROOM** 14' 10" x 12' 8" (4.54m x 3.88m) Two wall mounted lights, radiator, archway leading to dining room, doors opening to reading/sitting area, solid oak wood flooring.

**DINING ROOM** 18' 3" x 8' 8" (5.58m x 2.66m) Double glazed window to front aspect, breakfast area with solid oak worksurface over, storage cabinets over, wall mounted radiator, radiator, under stairs storage cupboard, opening into kitchen, tiled flooring.

**KITCHEN/UTILITY ROOM** 33' 9" x 6' 6" (10.30m x 2.00m) Four double glazed velux windows, double glazed door leading to the rear garden, range of matching base and wall mounted units with solid oak worksurfaces over, inset sink unit with drainer, space for fridge, space for American style fridge/freezer, gas fired Rangemaster oven with five ring gas hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, two wall mounted radiators, tiled flooring.

**INNER HALLWAY** Solid oak flooring, oak doors leading to ground floor bedroom/reception room and downstairs cloakroom.

**DOWNSTAIRS CLOAKROOM** Two piece suite comprising low level w.c, wall mounted wash hand basin with vanity cabinet under, part tiled walls, chrome heated towel rail, extractor fan, tiled flooring.

**GROUND FLOOR BEDROOM FOUR** 12' 4" max x 11' 9" max (3.78m x 3.59m) Double glazed velux window, double glazed French doors leading to the rear garden, wall mounted radiator, recess ideal for wardrobe space, solid oak flooring.

**READING AREA** Two double glazed velux windows, double glazed bi-fold doors leading to rear garden.

**FIRST FLOOR LANDING** Double glazed window to front aspect, radiator, loft access, oak doors leading to bedrooms and bathroom.



**BEDROOM ONE** 12' 9" x 12' 1" (3.89m x 3.69m) Double glazed window to rear aspect overlooking the rear garden, radiator, coving.



**BEDROOM TWO** 10' 10" x 9' 11" (3.31m x 3.03m) Double glazed window to rear aspect overlooking the rear garden, radiator.

**BEDROOM THREE** 9' 4" x 7' 10" (2.86m x 2.41m) Double glazed window to front aspect, radiator, over stairs built in wardrobe.

**BATHROOM** (Plans to renovate by the current owners) Double glazed obscures window to side aspect, three piece suite currently comprising low level w.c, wall mounted wash basin, panel enclosed bath with shower over. Chrome heated towel rail, built in vanity cabinets.



**OUTSIDE** To the front of the property is a shingle driveway providing off road parking for three/four vehicles and a small lawned garden. The rear garden is laid mainly to lawn with patio area, shrub and bush borders, shed and leads to large additional converted shed.

## SHED

**SECTION ONE OF SHED** 15' 10" x 8' 9" (4.85m x 2.68m) Double glazed velux window, light and power connected, carpeted, insulated roof.



**SECTION TWO OF SHED** 9' 1" x 7' 5" (2.77m x 2.27m) Double glazed window to rear aspect, light and power connected, wood effect vinyl flooring.





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68 Queens Close, Harston, Cambridge,  
CB22 7QN

£400,000 Freehold

This beautifully presented and extended, three/four bedroom family home offers great space both internally and externally and is located at the end of a cul-de-sac within a quiet setting of Harston. The property also provides a perfect balance of open plan living and will also be sold with a wooden outbuilding complete with insulation and electricity making it an ideal work from home space.



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