



Comar Mews

Hartington Grove, Cambridge



Modern three bedroomed house with parking set off Hartington Road

Offered with no onward chain is this modern three bedroomed house close to the City and railway station. Accommodation includes a spacious kitchen/breakfast room, study, utility room, cloakroom, two bathrooms and off-street parking.



1 RECEPTION ROOMS



3/4 BEDROOMS



2 BATHROOMS



PARKING



TERRACE GARDEN



FREEHOLD



CITY CENTRE



1,410 SQ FT



OFFERS OVER 825,000



The property

A covered entrance porch leads to the panelled triple glazed front door and into the reception hall with porcelain tiled floor and LED downlighters. To the left is the study with sliding doors to a large storage cupboard with fitted shelving, porcelain tiled floor and full height double glazed window to the front aspect. Opposite the study, the cloakroom comprises a wc and wash hand basin with tiled splashback. A wall mounted mirror has built in LED lighting and sliding doors house a large storage cupboard with the fuseboard, and extraction system. Porcelain flooring continues through to the open plan kitchen with a step down to the living area with wooden floors. The kitchen comprises a range of fitted wall and base cabinets and an inset stainless steel sink unit. Integrated appliances include a four-ring induction hob, Neff slide and hide oven/grill/microwave combo, a Siemens dishwasher and integrated fridge. There is a large pantry which offers more storage. The living area has engineered wood flooring, inset LED downlights and wall lights, air conditioning and full height sliding double glazed doors. Directly off the kitchen

is a utility room with wall and base units, stainless steel sink unit, integrated Bosch washing machine and integrated fridge freezer. Stairs rising from the kitchen/living room lead to the first-floor landing with a vaulted ceiling and Velux skylight. Doors lead to the airing cupboard which houses a combination boiler. The principal bedroom has a vaulted ceiling, built in wardrobes and full height sliding double-glazed doors onto the exterior timber balcony, with glass balustrades. An en suite shower room comprises a fully tiled walk-in shower with rain effect shower head, low level w.c, wash hand basin and has under floor heating. Bedrooms two and three also have vaulted ceilings, built in wardrobes, and full height double glazed windows with blinds. All three bedrooms have air conditioning. The family bathroom comprises a four-piece suite including a walk in rain shower, low level w.c, bath with mixer taps, a heated towel rail and also has underfloor heating. The property has wall set Cat 5, tv aerials to all rooms and is fitted with an ADT alarm.



Outside

A block paved driveway leads through to a shared parking area between the three properties on the development, enough parking for two vehicles per property with some external power points, an electric vehicle charger and a block paved pathway leading to the covered entrance porch.

The garden has a paved patio leading to steps and a fenced timber decking area with inset lights, electrics, awning and electrical wall heater, a perfect low maintenance and versatile garden providing fantastic space for al fresco dining.

Location

Comar mews is set just off from Hartington Grove which is a very attractive residential road located of Hills Road on the south side of the city. Cambridge City offers an abundance of excellent retail, leisure and cultural facilities. The property is conveniently situated around the corner from Hills Road where there are plenty of local shops and amenities. There are several good schools nearby, including the outstanding-rated Spinney

Primary School and Hills Road Sixth Form College, as well as a number of independent schools, including The Perse School and Abbey College. The property is conveniently located for Cambridge mainline station which offers a fast and efficient service to London Kings Cross (48 minutes). There are also frequent bus services to get you all around Cambridge and the surrounding villages. Addenbrookes Hospital is within easy reach, while the M11 is just over 3 miles away.



Nearby Stations

- Cambridge mainline station- 0.57 miles
- Cambridge North station- 2.69 miles

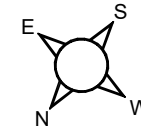
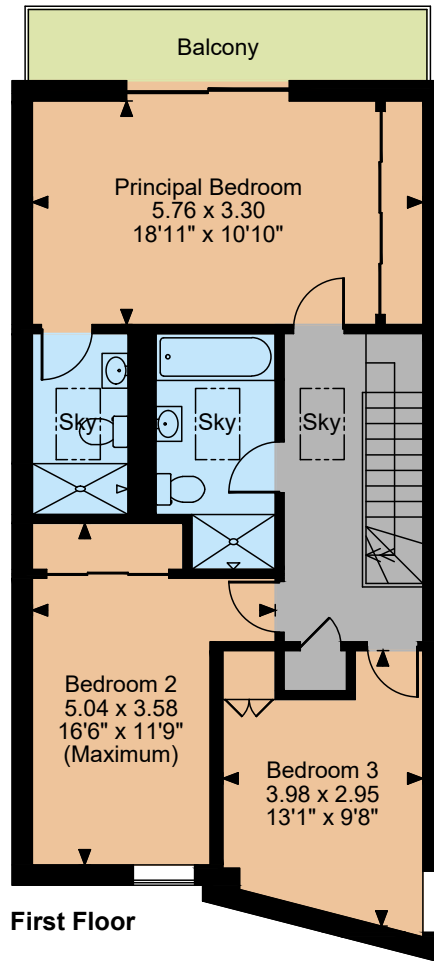
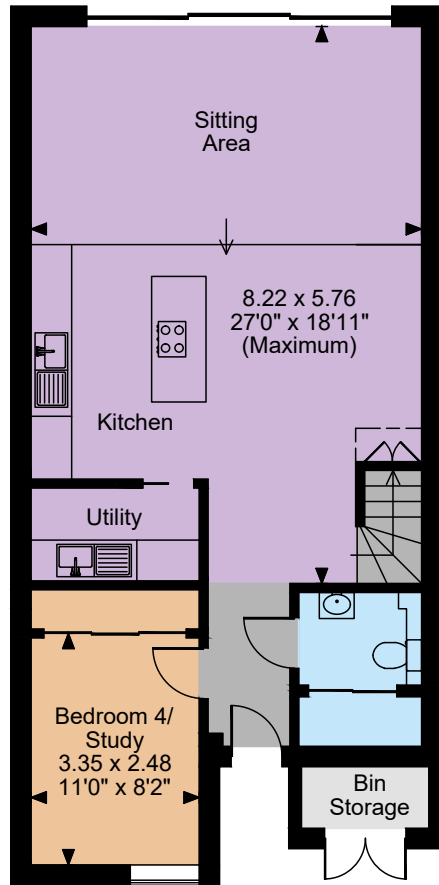
Key Locations

- Cambridge City Centre- 1.6 miles
- Addenbrookes Hospital- 1.6 miles
- London Stansted Airport- 30.4 miles

Nearby Schools

- Hills Road Sixth Form
- Morley Memorial Primary School
- The Perse
- St Faiths





Floorplans
House internal area 1,410 sq ft (131 sq m)
For identification purposes only.

Directions

CB1 7UB
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General

Local Authority: Cambridge City Council

Services: Mains gas, electricity, water and drainage.

Broadband: City Fibre Throughout the property

Council Tax: Band E

EPC Rating: B

Service Charge: £516 per annum

Cambridge

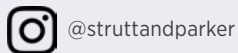
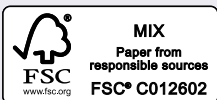
1 Cambridge Square, Cambridge, CB4 0AE

01223 459 500

cambridge@struttandparker.com

struttandparker.com

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