



Meadow Way, Harston Cambridge  
**£340,000** Freehold

**Sharman  
Quinney**

# Key Features



- Sought-after village location in Harston just south of Cambridge
- Spacious open plan living / dining room
- Light and airy kitchen
- Two well proportioned bedrooms
- Private rear garden with stunning countryside views
- Convenient rail connections via Great Shelford and Foxton
- Excellent transport links with easy access to the M11

Ideally positioned for commuters, the property offers excellent access to the M11, as well as convenient links via Great Shelford and Foxton railway stations.

The accommodation begins with a welcoming entrance hall featuring a large understairs storage cupboard, providing excellent practical storage space. The light and airy kitchen is well presented and offers ample workspace and storage, while the generous open-plan living and dining room creates an ideal space for both relaxing and



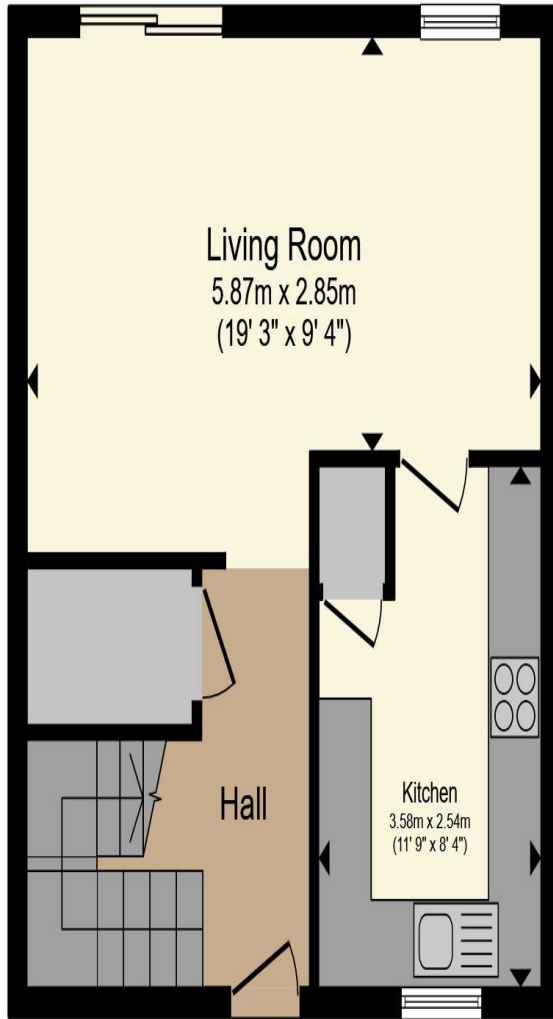
entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing beautiful views across the surrounding countryside.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a modern fitted bathroom finished to a high standard.

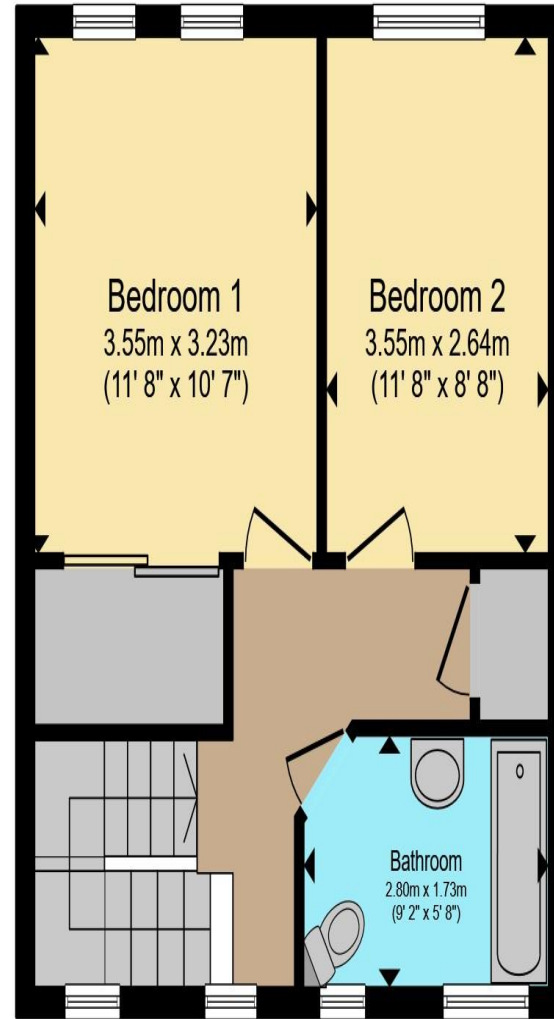
Externally, the rear garden is mainly laid to lawn with a patio seating area, perfect for outdoor dining and enjoying the stunning uninterrupted views over open fields. To the front, the property is pleasantly set back from the road along a quiet pathway, creating an attractive and peaceful approach.

This is a superb opportunity to acquire a beautifully maintained home in a desirable village location with excellent transport links and a wonderful semi-rural outlook.





**Ground Floor**



**First Floor**

Total floor area 76.7 m<sup>2</sup> (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 [greatshelford@sharmanquinney.co.uk](mailto:greatshelford@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103208 - 0006

