



Limes Road, Hardwick Cambridge
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Semi-Detached Home
- Catchment for Comberton Village College
- Beautiful South-Facing Rear Garden
- Garage and Driveway Parking for Two Vehicles

■ Well Presented Throughout
GUIDE PRICE £400,000 to £425,000

This beautifully maintained and thoughtfully arranged home presents an excellent opportunity for families seeking both space and convenience in a sought-after village setting.

The ground floor offers a welcoming entrance hall with built-in storage, leading through to a bright and comfortable sitting room enjoying views across the rear garden. A separate dining room provides the perfect space for entertaining, while the well-appointed kitchen features a comprehensive range of units with space for freestanding appliances. Additional storage is available via a generous under-stairs cupboard.

Upstairs, the property comprises four bedrooms,



including a principal bedroom with a private en suite shower room. Three further bedrooms, one currently utilised as a home office, are served by a modern family bathroom, completing the well-balanced internal accommodation.

Outside & Parking

The property benefits from a driveway providing off-road parking for two vehicles, alongside a single garage with power.

To the rear is an attractive, south-facing garden, beautifully maintained and mainly laid to lawn, complemented by well-stocked borders, a patio seating area, and a decked space ideal for outdoor entertaining.

Location

Hardwick is a well-served and highly regarded village located approximately 7 miles west of Cambridge, offering an excellent balance of rural charm and accessibility.

The village benefits from a range of local amenities including a convenience store, post office, pub, and recreational facilities. Schooling is a particular highlight, with Hardwick Primary rated "Good" and the highly sought-after Comberton Village College rated "Outstanding".

For commuters, the nearby A428 provides swift connections to Cambridge, the A14, and onward to the A1, making this an ideal location for those



needing excellent transport links.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 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: CSQ204458 - 0005

