



35 High Street, Longstanton

Offers Over **£425,000**

 **Oliver James**
Property Sales & Lettings



35 High Street

Longstanton, Cambridge

Offers invited between £425,000 to £450,000. An established home situated in the heart of this popular village offering spacious accommodation of 1410 sq/ft / 131 sq/metres on a 0.12 acre plot with oversized garaging.

Council Tax band: C

Tenure: Freehold

- Established semi-detached home built in 1945.
- Four double bedrooms.
- The Gross Internal Floor Area is approximately 1,410 sq/ft / 131 sq/metres.
- A total plot area of approximately 0.13 acres.
- Possibility for mixed use commercial / residential (subject to consent)
- Detached garage / workshop with the possibility for alternative use, subject to consent
- Central village location within walking distance of all local amenities.
- Approximately a 10 mile drive into central Cambridge.
- Plenty of hard standing driveway parking.
- EPC: C.



INTRODUCTION

To the front of the property is a large block paved driveway providing parking for numerous vehicle with access to the large garage / workshop to the side. The property was built in 1945 and is double fronted with a large living room and very spacious kitchen / dining room with separate utility / cloakroom situated just off. Upstairs are four double bedrooms with the principal having a large en-suite shower room as well as a further family bathroom. Ideally situated in the centre of Longstanton and adjoined to a commercial premises, the property could either be continued as a family home or there is the possibility of commercial or mixed residential / commercial usage subject to the relevant consent.

LOCATION

The village of Longstanton lies approximately 6 miles north-west of the University City Cambridge and provides a range of facilities including primary schooling, public house and post office whilst secondary education is provided at Swavesey Village College. The village lies on the guided bus route to Cambridge and boasts excellent transport links with easy access to the A14 road network.





