



Mitchcroft Road, Longstanton
£325,000



HARVEY
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- Terraced Family Home
- Three Generous Bedrooms
- Open Plan Lounge Dining Room
- En Suite to Master
- Ground Floor Cloakroom
- Single Garage and Off Road Parking
- Swavesey College Catchment Area
- Perfect for First Time Buyers or Investors
- Sought After Location
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: CB24 3BF

Property Built: 2010's

Owned For: Since Dec 2023

What3Words Location: feasted.fastening.fantastic

Seller's Onward Movements: Upsizing

EPC Rating: C

Council Tax Band: C

Heating Type: Gas Central Heating

Boiler Age: Since New

Utilities: Standard sewage, mains water, mains electric

Broadband: FTTP (fibre to the premises)

Rear Garden Aspect: South East

Rear Garden Boundaries: Rear and right

Primary School Catchment: Hatton Park Primary School

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Water Meter: Yes

Loft: Not boarded

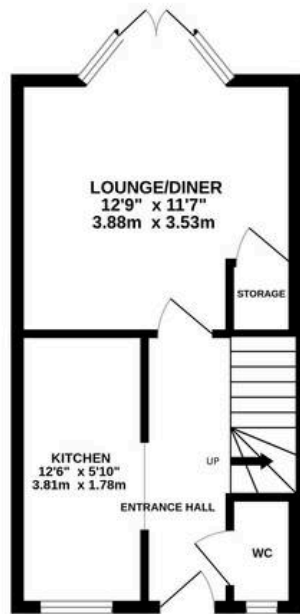


PROPERTY SUMMARY

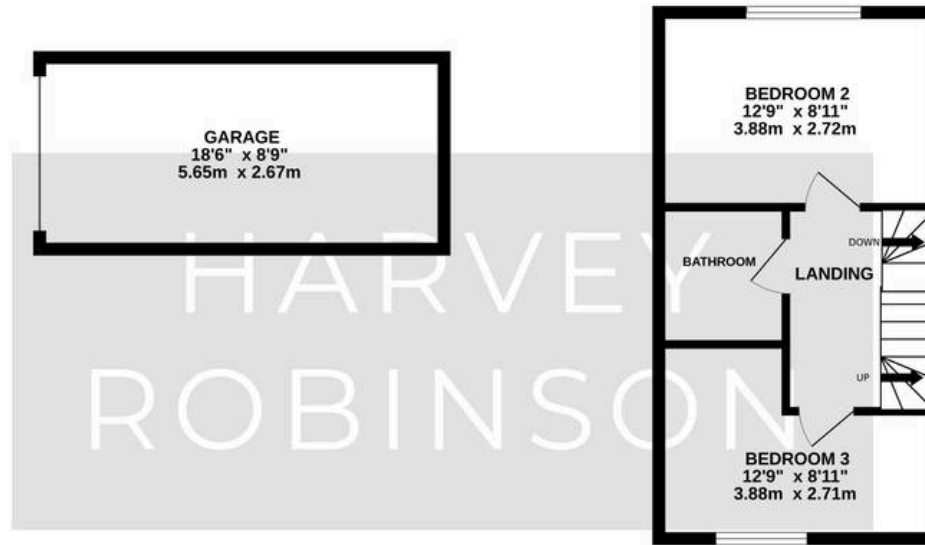
Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this beautifully presented three bedroom town house, located in the ever-popular village of Longstanton. This impressive family home is situated within the highly sought after Swavesey College catchment area, making it ideal for families, first time buyers, or investors alike. The property boasts a thoughtfully designed layout arranged over three floors, offering both comfort and practicality throughout. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient ground floor cloakroom. The heart of the home is the stunning open plan lounge dining room, which provides an inviting and versatile space for both relaxing and entertaining, complemented by contemporary finishes and ample natural light with double doors opening out to the rear garden. The modern kitchen is fitted with high quality appliances, sleek cabinetry, and generous worktop space, catering to all family needs. Upstairs, the first floor hosts two generous bedrooms and a well appointed family bathroom featuring stylish fixtures and fittings. The master suite occupies the top floor, offering a tranquil retreat complete with built-in storage and a spacious en suite shower room, providing privacy and convenience. The rear garden is mainly laid to lawn, and provides privacy for the homeowner. The property further benefits from a single garage and off road parking, ensuring practicality for modern living. Early viewing is essential to fully appreciate the quality and lifestyle this home has to offer. To arrange a viewing, contact the St Ives office today to arrange your appointment.



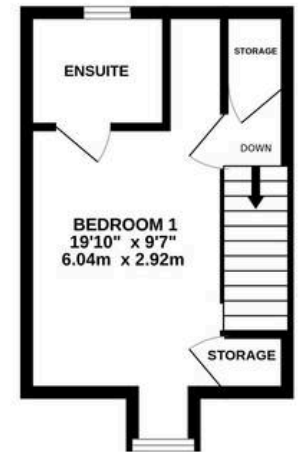
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.

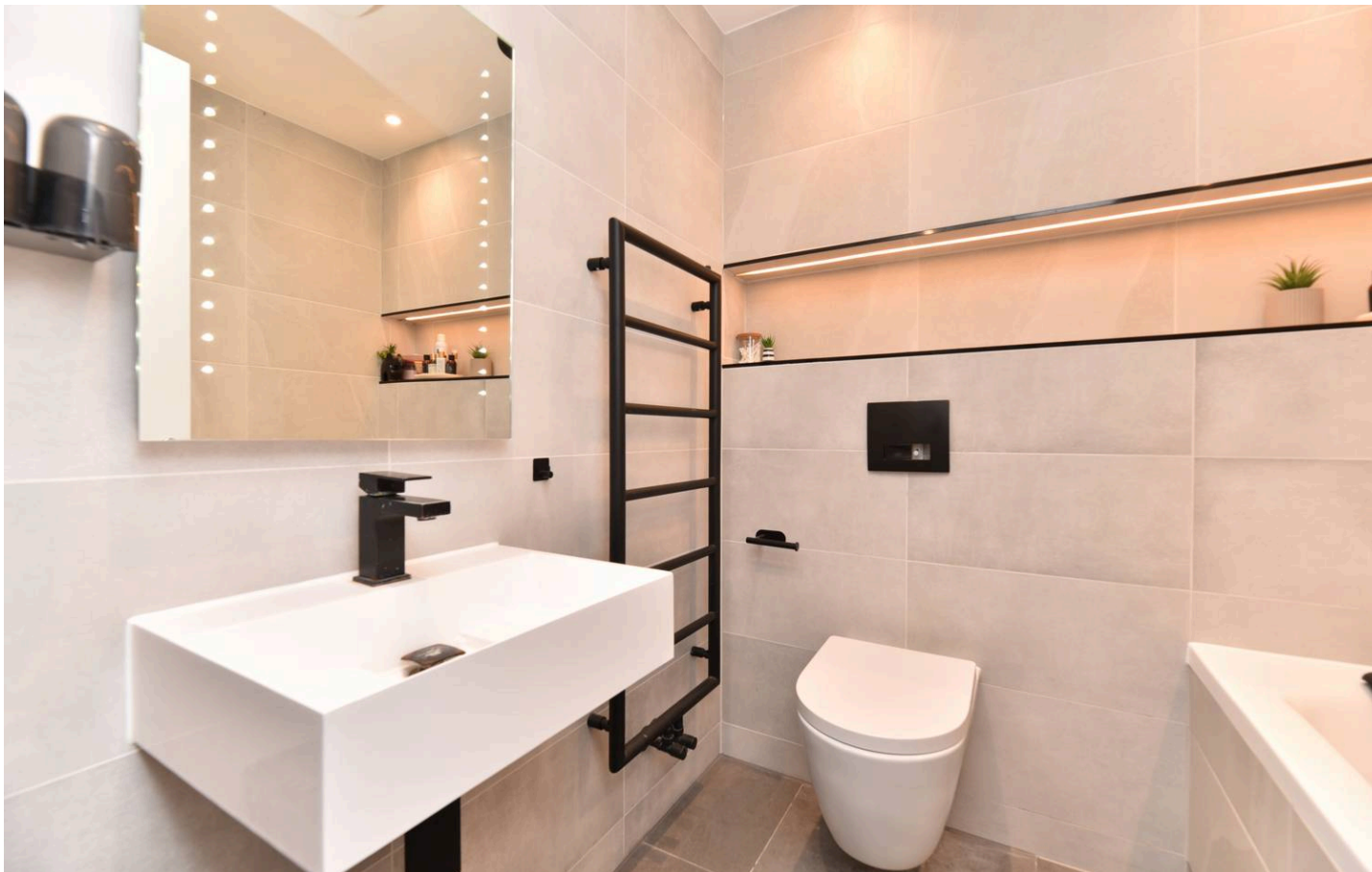


2ND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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LOCATION AND AMENITIES

Longstanton is a village in South Cambridgeshire, located about 6 miles (10 km) north-west of Cambridge. The village was formed in 1953 when the historic parishes of All Saints and St Michael were united, reflecting its medieval origins.

Quick and easy access to the A14 and M11, making it convenient for commuting to Cambridge, London, and surrounding areas. Cambridge city centre is approximately 15 minutes by car, offering a wide range of shopping, dining, cultural attractions, and employment opportunities.

Longstanton benefits from excellent public transport links, including the Cambridgeshire Guided Busway park and ride, which provides fast and regular services to Cambridge and Huntingdon. This offers a reliable alternative to driving for commuters and visitors.

The property is ideally located for families, with Longstanton Primary School just a 2-minute walk away and Northstowe Secondary College only a 5-minute bike ride, making school runs quick and convenient. Everyday amenities are also close by, with the Co-op within a 5-minute walk for daily essentials and a Tesco Superstore at Bar Hill just a 5-minute drive for larger shops. There are also plans for a Lidl supermarket on Station Road, which will further enhance local shopping options in the future.

For outdoor and recreational activities, the home is around 100 yards from the village recreation ground, which includes facilities for cricket, football, and tennis. Additional sporting amenities can be found at Western Park Pavilion, while Northstowe Secondary College also provides community access to a gym and a 4G all-weather playing field.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal. For independent whole of market mortgage advice please call the team to book your appointment.

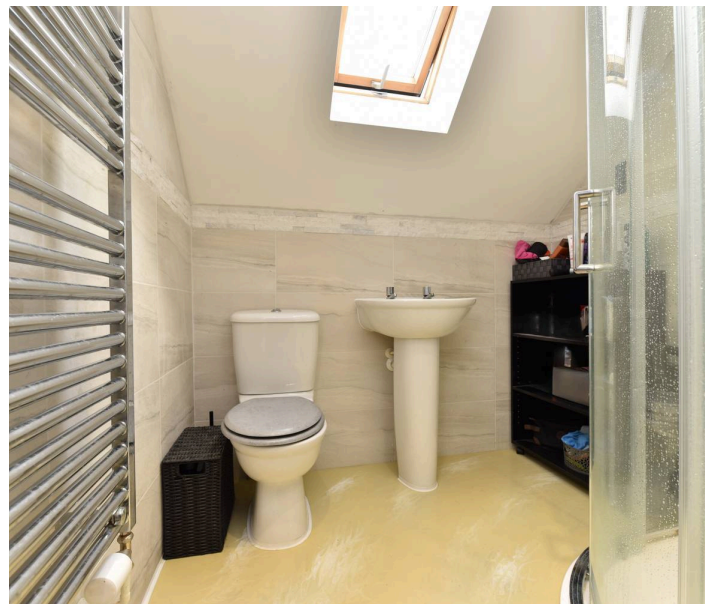
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British Property Awards 2023 & 2024 - Gold Winner

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4.9 Star Google Review Rating



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