



Burgoynes Road, Impington, Cambridge, CB24 9NB  
Guide Price £725,000 Freehold



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**CONSTRUCTED IN THE 1920'S, THIS DELIGHTFUL DETACHED FAMILY HOME IS SET BACK FROM THE ROAD AND IS WITHIN EASY REACH OF HISTON HIGH STREET AND IMPINGTON VILLAGE COLLEGE.**

- Accommodation measuring approximately 1414SQFT/131SQM.
- Services include – Mains Gas, Mains Drainage, Mains Water & Mains Electricity.
- Generous detached family home with three double bedrooms.
- Potential to extend further, subject to the relevant planning permissions being granted.
- Within easy reach of Impington Village College and Histon, High Street.

Measuring 1414SQFT/131SQM this generous home has previously had planning permission for further expansion, a rear extension approved in 2018 (S/3705/18/FL).

To the ground floor this exquisite family home comprises of a generous entrance hall, two well-proportioned reception rooms which include an 18ft living/dining room and a sitting room with a bay window to the front. Completing the ground floor is a kitchen/breakfast room with sliding doors into the garden, a utility room, WC and integral garage accessible off the rear lobby.

To the first floor is an enviable master bedroom suite with a walk-in dressing room and an en-suite shower. Occupying the remainder of the first floor are two further double bedrooms and a family bathroom with both a bath and separate single enclosed shower.

Externally – To the front of the property is a block paved driveway which provides ample parking for numerous vehicles, gated access to both sides of the property and a hedgerow to the front. The rear/side garden is enclosed, laid predominantly to lawn, has an array of plants and shrubs along the borders and a patio area directly off the kitchen sliding doors.

**Location**

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and together, the villages of Histon and Impington boast many additional local facilities including excellent schooling for all ages, from pre-school to sixth form.

The village is well placed for access to the A14 and M11. The Guided Busway provides a direct link to Cambridge City centre, Cambridge Railway Station and Addenbrooke's Hospital.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council

Tax band - F

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

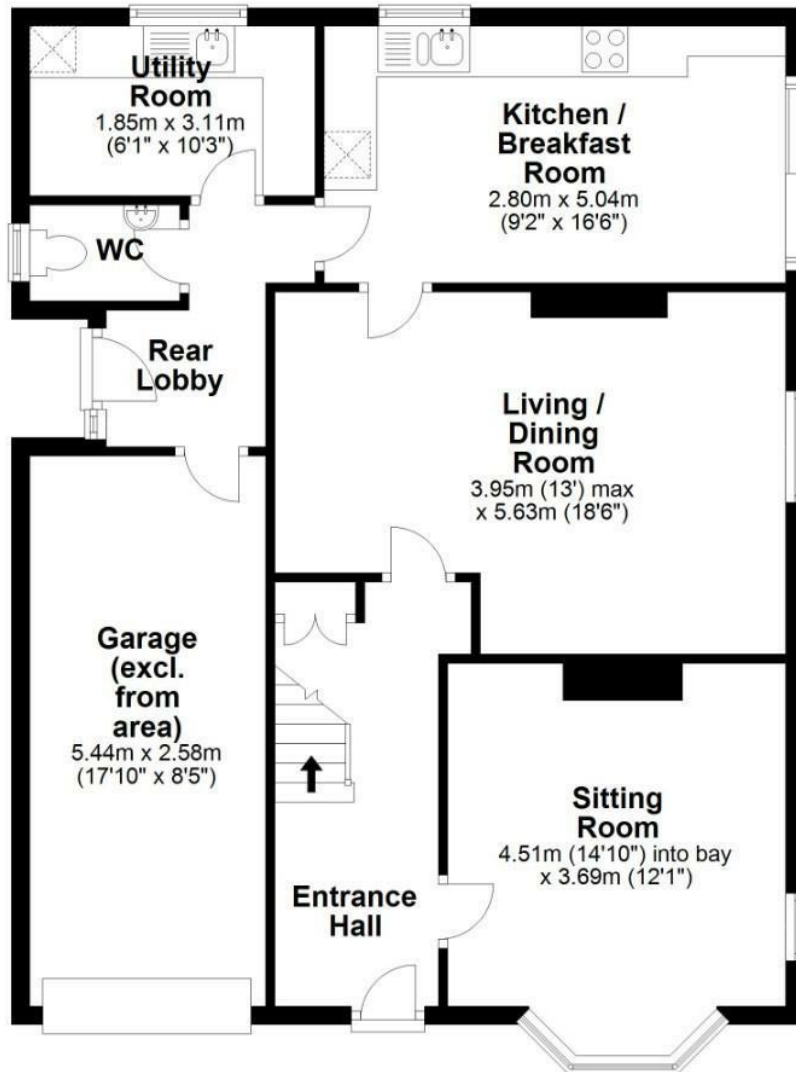
**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



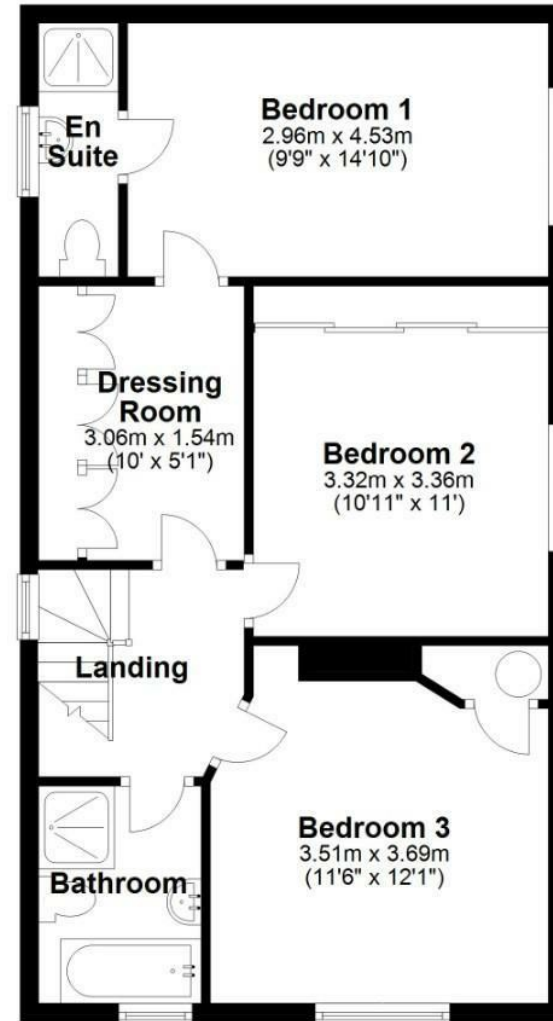
### Ground Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.6 sq. feet)



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



