



45 St. Audreys Close, Histon, Cambridge, CB24 9JX  
Guide Price £435,000 Freehold



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**AN EXTENDED, SEMI-DETACHED HOME LOCATED WITHIN EASY REACH OF HISTON HIGH STREET AND WITHIN CATCHMENT OF THE WELL REGARDED IMPINGTON VILLAGE COLLEGE.**

- Accommodation measuring approximately 102sqm/1097sqft
- Mains services include – Mains Gas, Mains Electricity, Mains Water and Mains Drainage.
- Gas fired boiler and underfloor heating in the Kitchen.
- EPC 64/D
- Offroad parking for 2 cars
- Garden Measuring 73'4 x 27'5 (22.35m x 8.34m)

With accommodation measuring approximately 102sqm/1097sqft - this extended three-bedroom, semi-detached home is ideal for families looking to be within the catchment for Impington Village College.

To the ground floor, the accommodation comprises of an entrance hall with stairs leading to the first floor, a separate WC and two reception rooms - an 'L' shaped living room with double aspect windows and a separate diner with sliding doors opening into the rear garden. The remainder of the ground floor consists of a kitchen adjoining the dining room and a separate utility room with access into the rear garden.

To the first floor, the property benefits from three well proportioned bedrooms a family bathroom and a separate WC.

Externally – The property has a block paved driveway with a raised flower bed to the front. The rear garden is fully enclosed, laid predominantly to lawn, and has a patio area directly off the rear dining room doors. Completing the rear garden is a circular patio area halfway down the garden and a vast array of flowers, shrubs and trees located along the borders.

**Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. It's particularly convenient location, just 3 miles from the city centre, adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10 minute cycle. Girton Golf Club is also within a few minutes drive.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - D

**Fixtures and Fittings.**

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

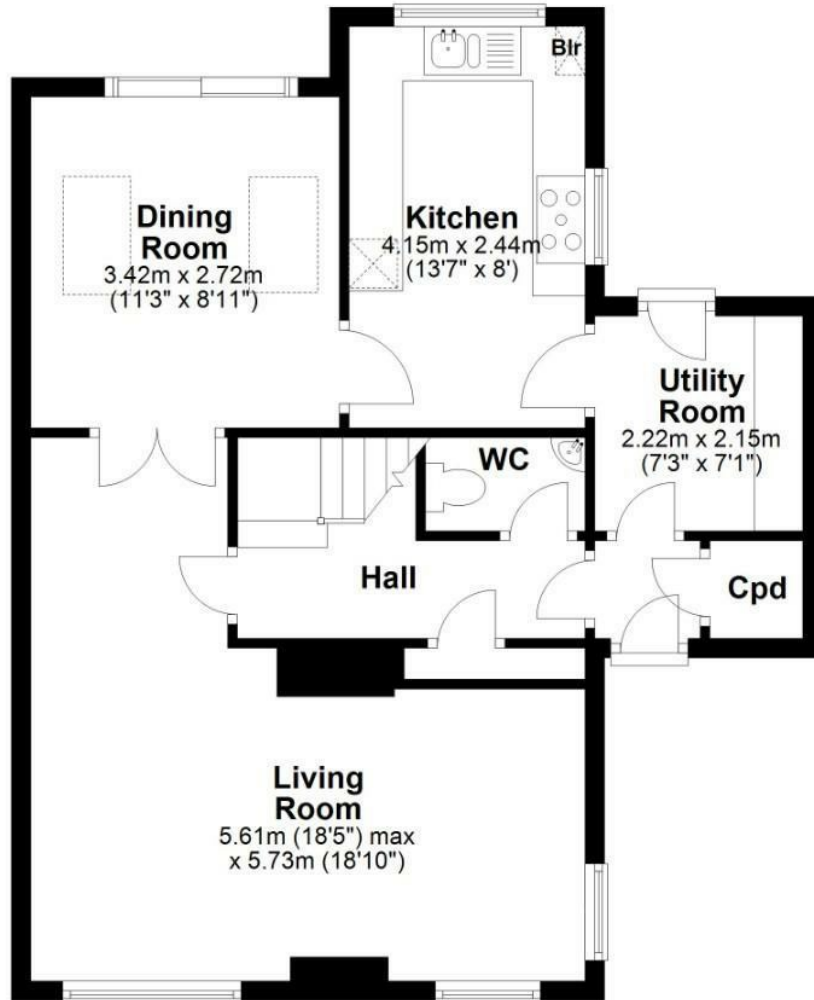
**Viewing.**

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



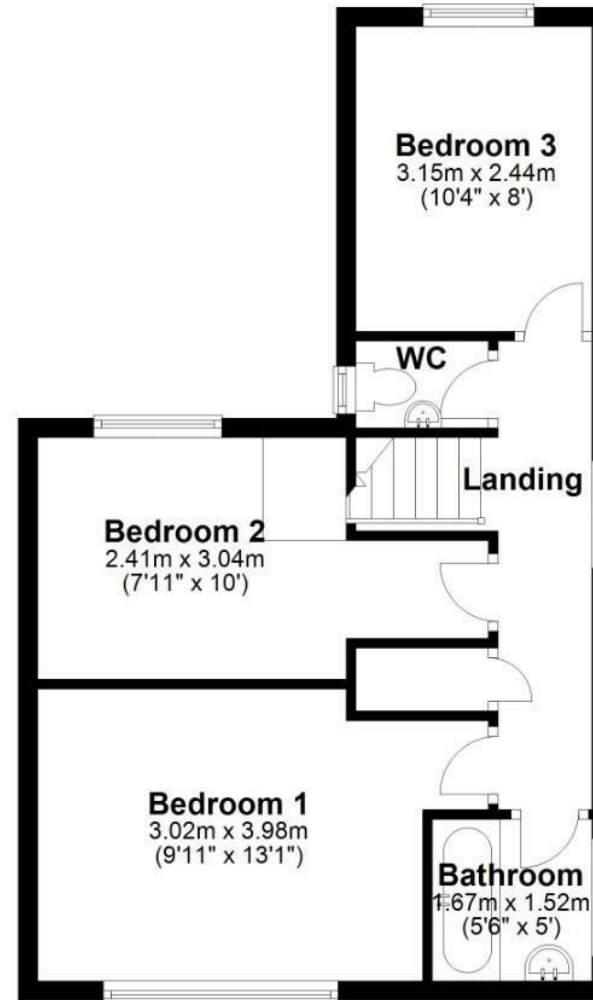
### Ground Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



### First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.



