



5 Harding Way, Histon, Cambridge, CB24 9JH
Offers In The Region Of £900,000 Freehold



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A GENEROUS, DETACHED FAMILY HOME LOCATED WITHIN A MOMENTS' WALK OF THE HIGH STREET OF HISTON AND AVAILABLE TO PURCHASE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Accommodation measuring approximately 158SQM/1700SQFT.
- Mains Services include – Mains Gas, Mains Electric, Mains Water & Mains Drainage.
- EPC Rating 65/D
- Freehold.
- Four-bedroom detached home located within easy reach of Histon, High Street.
- Available to purchase with no onward chain.

This heavily extended four-bedroom detached home measures approximately 158SQM/1700SQFT and provides living accommodation over two levels.

To the ground floor, the property comprises of an entrance porch which leads onto a spacious hallway and adjoining WC. The property has three reception rooms which includes a sitting room, a dining room, and a 20ft living room within the extended part of the house. The living room benefits two large velux windows and patio doors which flood the room with large amounts of natural light. Completing the ground floor is a Kitchen and a separate Utility Room with a door off the utility room providing access into the integral garage.

To the first floor, the property comprises of four double bedrooms with fitted wardrobes to bedrooms two and bedroom three. The master bedroom of the property has an en-suite shower room and offers splendid views across the rear garden. Serving the remaining three bedrooms is a enviable family bathroom suite with a panelled bath, a separate single enclosed shower, a low level WC, Wall mounted sink, and heated towel rail.

Externally – to the front of the property is a block paved driveway providing parking for at least two vehicles, an EV charging point and a lawn area with an array of flowers and shrubs along the borders. The rear garden is fully enclosed with timber fencing and has a generous patio accessible off the kitchen and living room and is laid predominantly to lawn. The rear garden has been beautifully maintained by the current owners with herbaceous borders and a large variety of mature trees and shrubs.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its 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. Girton Golf Club is also within a few minutes drive.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - F

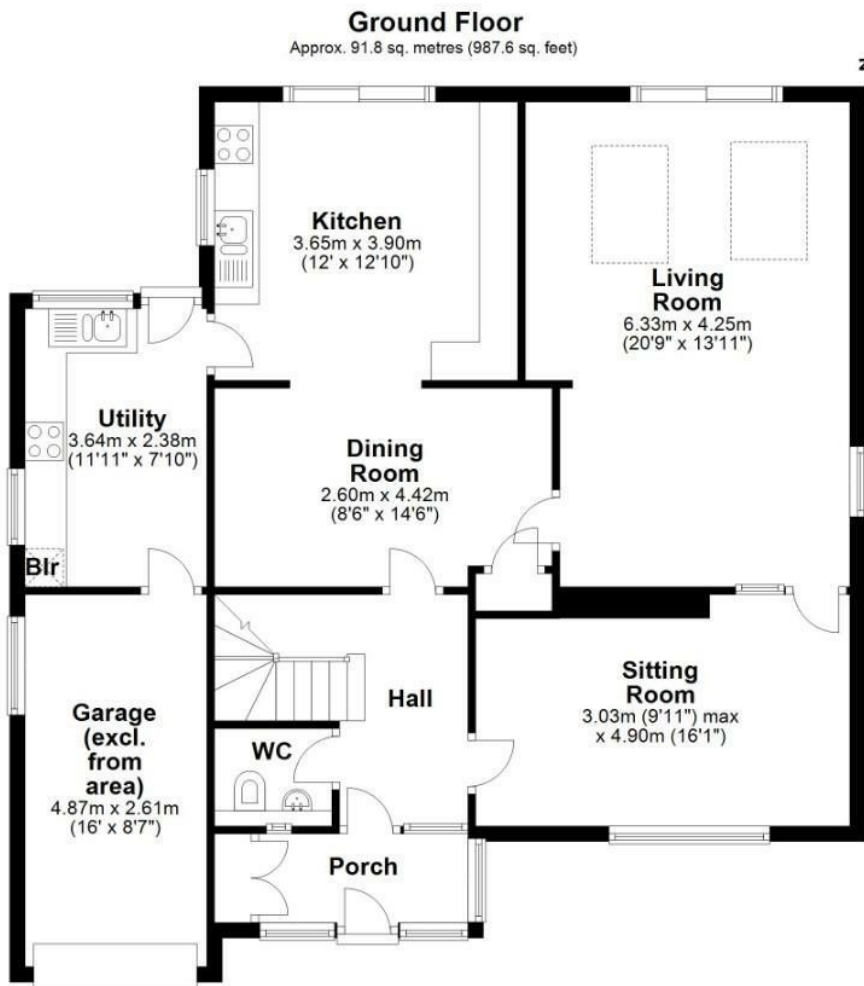
Fixtures and Fittings.

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





Total area: approx. 158.8 sq. metres (1708.8 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		
(69-80)	C		
(55-68)	D	65	78
(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.

