



73 Park Lane, Histon, Cambridge, CB24 9JJ  
Guide Price £950,000 Freehold



rah.co.uk  
01223 819300

**A BEAUTIFULLY PRESENTED AND HEAVILY EXTENDED 1920S DETACHED HOME LOCATED WITHIN EASY REACH OF HISTON HIGH STREET, OCCUPYING A PLOT OF APPROXIMATELY 0.14ACRES AND OVERLOOKING OPEN COUNTRYSIDE.**

- Accommodation measuring approximately 172SQM/1857SQFT.
- Mains services include – Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- EPC Register – 81/B
- Photovoltaic Solar Panels with storage battery.
- Detached Garden Room with air conditioning, a large decking area and a hot tub.

Measuring approximately 172SQM/1857SQFT this property has been heavily extended, most recently in 2022 with the addition of a detached Garden Room with air conditioning, a large decking area and a hot tub.

To the ground floor, the property comprises of a porch off the entrance hall which in turn leads onto two spacious reception rooms. The sitting room is a double aspect living room with French doors opening into the garden and a separate study/hobby room. A rear extension was added to the property in 2013 and this provides a large kitchen/dining area with Velux windows and feature windows overlooking the garden. The kitchen has ample granite worktop space with a butler style sink, large levels of storage at both eye level and base level and space for a large range style oven/hob and fridge freezer. The addition of the log burner adds further to the character to this room. Completing the ground floor is a ground floor shower room and a utility room which provides further access into the garden.

To the first floor the property comprises of four double bedrooms with bedroom one benefitting from fitted wardrobes. The family bathroom to the first-floor benefits from a panelled bath with a shower above, a low-level WC and a wall mounted sink.

Externally – To the front of the property is a hardstanding driveway which provides parking for three/four vehicles, a paved pathway leading up to the front door/rear garden and a storage shed providing storage for bicycles. The rear garden of the property is fully enclosed, laid predominantly to lawn and has further hard standing which is currently occupied by a shed but could provide further off-road parking. To the rear of the garden is a detached Garden Room which was constructed in 2022 and provides air conditioning, a large decking area and a hot tub

Agents Note – Photovoltaic Solar Panels with storage battery and providing electricity to the house and to the electric vehicle charging point to the front.

**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 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 - 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



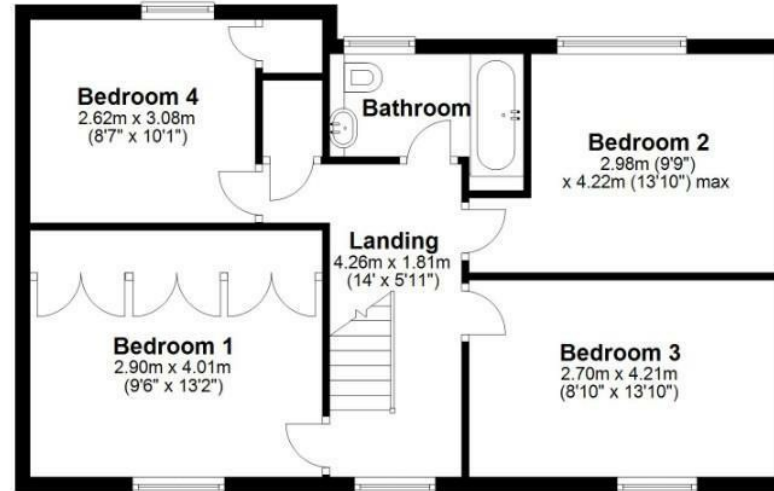
### Ground Floor

Approx. 96.8 sq. metres (1042.0 sq. feet)



### First Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



### Outbuilding

Approx. 14.5 sq. metres (155.8 sq. feet)



Total area: approx. 172.5 sq. metres (1857.1 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		89
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(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.

