



10 Harding Way, Histon, Cambridge, CB24 9JH
Guide Price £650,000 Freehold



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A THOUGHTFULLY EXTENDED AND BEAUTIFULLY PRESENTED THREE-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN EASY REACH OF HISTON HIGH STREET AND IN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.

- Accommodation measuring approximately 119SQM/1290SQFT
- Constructed in 1957.
- Mains services include – Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- EPC Rating - 75/C
- Multi-fuel stove
- Council Tax Band – D
- Within walking distance to Histon High Street.

Having been extended to the ground floor, this property provides generous living accommodation measuring approximately 119SQM/1290SQFT.

Upon entering the property through the porch to the front, your eye is drawn to the rear extension of the house and directly into the garden. The ground floor of this spacious home comprises of a large 'L' shaped living room which has been split into a living area and a study. The living room benefits from a multifuel stove.

The kitchen opens into the extended part of the property which is flooded with natural light due to the two sets of bi-folding doors and the large skylight above. The kitchen has a large oak work top with a breakfast bar to one side and a good range of cupboards, both eye and base level. There is a range of integrated appliances including a fridge, induction hob, double oven, and extractor fan. Completing the ground floor, there is a WC off the main entrance hall and a large utility area off the kitchen with integrated dishwasher, space for a washer, dryer and freezer and plenty of cupboard space.

To the first floor, the property benefits from two generous double bedrooms and a well-proportioned single bedroom which would make an ideal home office or nursery. The family bathroom provides a low-level WC, a wall mounted sink with vanity unit below and a panelled bath with a shower over. The loft is accessible from the landing space and has been fully boarded to provide additional storage space.

Externally – To the front of the property is a gravelled driveway with mature shrub borders. Accessible from the driveway is a large storage room which is ideal for bicycle storage. With doors to the rear, it provides access directly into the garden.

The west facing rear garden of the property is not overlooked and enjoys sun throughout the day. It is fully enclosed and has been beautifully configured by the current owners. A large patio area with a pergola is accessed from the bi-folding doors of the extension and provides the perfect entertaining space during the warmer months of the year. The remainder of the garden is laid predominantly to lawn, has herbaceous borders and a raised patio area which provides a more intimate area for relaxing of an evening or a sunny space to enjoy breakfast.

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 - 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.

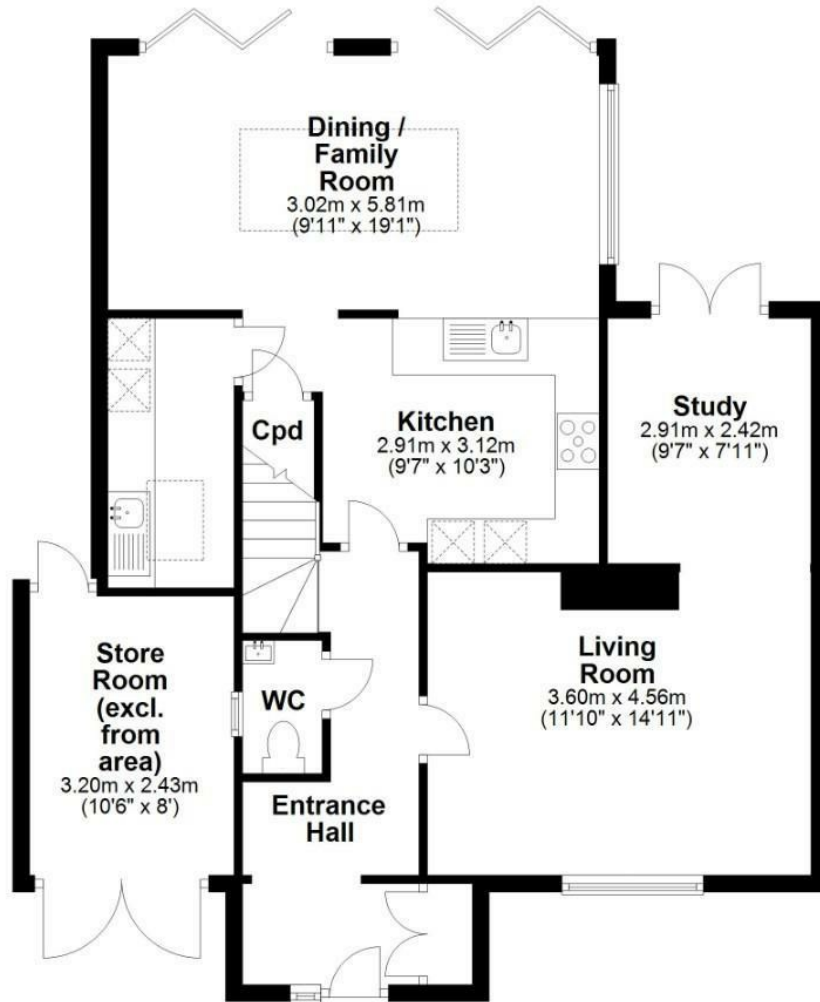
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 119.9 sq. metres (1290.3 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		
(69-80) C	75	85
(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.



