



2 Melvin Way, Histon, Cambridge, CB24 9HY  
Guide Price £700,000 Freehold



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**CONSTRUCTED IN THE 1990S, THIS GENEROUS FAMILY HOME IS LOCATED WITHIN THE WELL-REGARDED VILLAGE OF HISTON AND FALLS WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.**

- Detached home constructed in 1997.
- Four Bedrooms, Two Bathrooms & Two Reception Rooms.
- Gas central heating.
- Driveway and detached single garage.
- Plot of approximately 0.07acres.
- EPC rating – 66D
- Council Tax Band – E

With internal accommodation measuring approximately 1345QM/1452SQFT, this property is well suited for those upsizeing within the village.

To the ground floor the property comprises of two reception rooms which includes a double aspect lounge with bi-fold doors which open onto the rear garden, and a formal dining room with doors opening into the lounge. The kitchen/breakfast room has a wide range of storage at eye level and base level, ample work top space with splashback tiles above and a breakfast bar area. Off the kitchen is a separate utility area with space for a washing machine, tumble dryer and a fridge freezer. Completing the ground floor is a spacious entrance hall with stairs leading up to the first floor and a separate WC.

To the first floor are four well proportioned bedrooms which includes a master bedroom with an en-suite shower room. Serving the remaining three bedrooms is a fully tiled family bathroom benefitting from a panelled bath, a shower over, low level WC and a pedestal sink.

Externally - To the front of the property is a concrete laid driveway which leads up toward the brick constructed detached garage, with up and over door. The rear garden of the property is fully enclosed with a large patio area accessible from the bi-fold doors of the living room. The remainder of the rear garden is predominantly laid to lawn with a generous variety of trees and shrubs located along the borders.

**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 Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive. 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. It is also conveniently located for Cambridge North railway station.

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. Girton Golf Club is also within a few minutes drive.

**Services.**

Connected services - mains water, mains drainage, mains electricity, mains gas.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - E

**Fixtures and Fittings.**

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

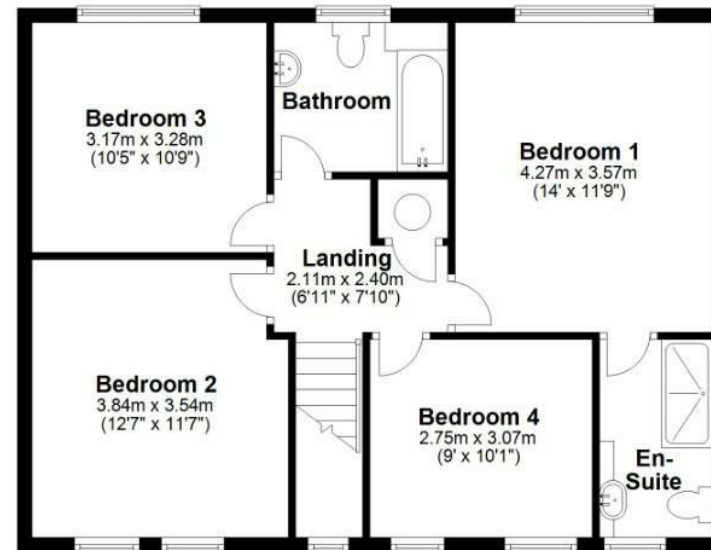
**Viewing.**

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



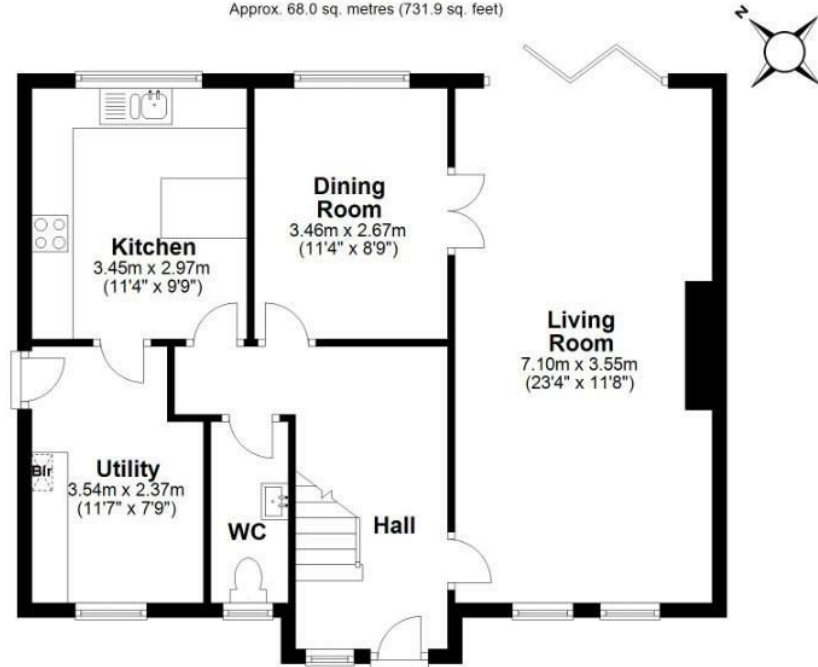
### First Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



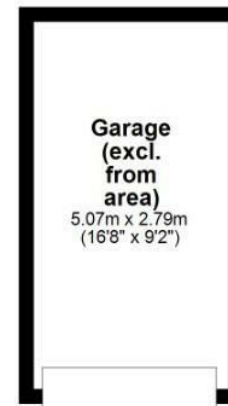
### Ground Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 134.9 sq. metres (1452.3 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.



