



46 Merton Road, Histon, Cambridge, CB24 9JW
Guide Price £800,000 Freehold



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A SIGNIFICANTLY IMPROVED, THREE-BEDROOM DETACHED HOME, LOCATED WITHIN THE HEART OF THE HIGHLY REGARDED VILLAGE OF HISTON.

- Accommodation measuring approximately 144 sqm/1554 sqft
- Mains services include – mains gas, mains electricity, mains water and mains drainage
- EPC - 80/C
- Three double bedrooms including an enviable master bedroom with dressing room and en-suite
- Large 'L' Shaped, open-plan kitchen/dining/family room
- Two receptions rooms including a lounge and study

With accommodation measuring approximately 144 sqm / 1554 sqft, this deceptively spacious home has been dramatically improved over recent years and is nestled in Merton Road, a popular residential road within easy reach of the High Street.

To the ground floor, the property comprises of a spacious entrance hall, a WC adjoining and two reception rooms used currently as a snug / living room and a study. The hub of the house is the large 'L' shaped kitchen / dining / family room with bi-folding doors opening onto the rear garden. Completing the remainder of the ground floor is a separate utility room accessible off the entrance hall with its own independent side access taking you through to the front of the property.

To the first floor are three double bedrooms and two bathrooms, including an enviable mater bedroom suite with a dressing area and en-suite shower room with a single enclosed shower, low level WC and a pedestal sink. The main family bathroom benefits from a panelled bath, single enclosed shower, low level WC, pedestal sink and a heated towel rail.

Externally – The front of the property has driveway parking, which provides parking for several vehicles, an enclosed bin storage area and gated access either side through to the rear. The rear garden of the property has been fully landscaped and benefits from two paved areas - one is directly off the rear bi-folding doors and a further patio to the far end of the garden. The rear garden is fully enclosed, has a generous lawn area, and a large variety of plants and shrubs 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 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. 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.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

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

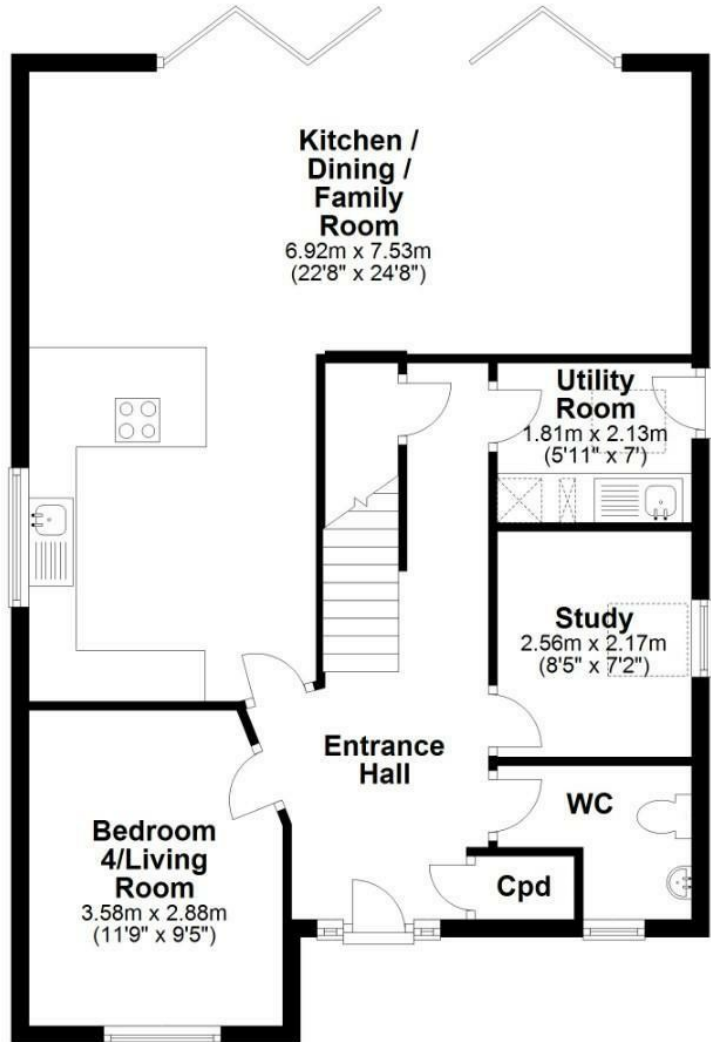
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





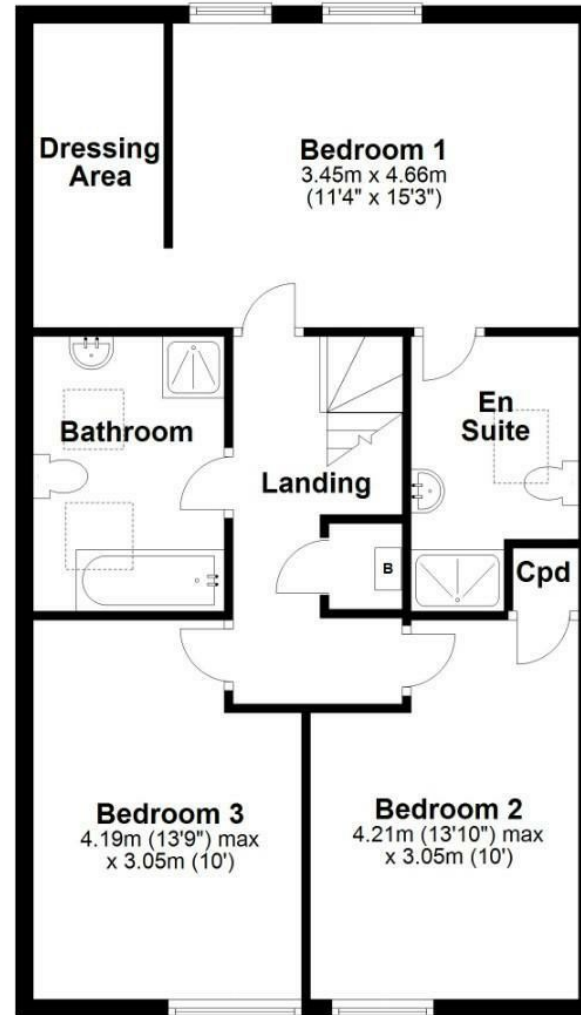
Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



First Floor

Approx. 68.7 sq. metres (740.0 sq. feet)



Total area: approx. 144.4 sq. metres (1554.5 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			88
(81-91) B		80	
(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.



