



36 Station Road, Histon, Cambridge, CB24 9LQ  
Offers In Excess Of £725,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS WELL-PROPORTIONED, FIVE-BEDROOM EDWARDIAN HOME LOCATED WITHIN EASY REACH OF HISTON, HIGH STREET AND IMPINGTON VILLAGE COLLEGE.**

- Semi-detached Edwardian home
- 5 beds, 2 baths, 3 reception rooms
- Gas-fired heating to radiators
- Planning permission granted - S/0727/16/FL
- Council Tax Band - E
- 1872sqft/173sqm
- Plot measuring 0.09 acres
- Driveway parking
- EPC rating – D / 66

With living accommodation over three floors, this spacious home provides living accommodation measuring approximately 173SQM/1872SQFT.

To the ground floor, the property comprises of a generous entrance hall with feature tiled flooring, three reception rooms, which includes a living room with bay window to the front, a sitting room with views across the rear garden and a dining room, which adjoins the kitchen and opens into the garden.

To the first floor are three double bedrooms and a fourth bedroom, which is a generous single and could make for an ideal home office. Completing the first floor are two bathrooms, which include a family bathroom with a bath and a second bathroom with a walk-in shower.

To the second floor you will find the master bedroom suite, which provides ample fitted storage within the eaves including drawers and hanging space. Off the master bedroom is a separate nook, which could be converted into a dressing area or an en-suite bathroom subject to the relevant consents being granted.

The property benefits from full planning permission, which was granted in November 2019 for a single storey rear extension, planning reference S/0727/16/FL. The planning will extend the kitchen and sitting room and construct a new shower room/WC, utility area and garage. There are architectural drawings available on the Greater Cambridge planning portal.

Externally – to the front of the property you will find off road parking and a small lawned area, which sets the property back from the road. The rear garden for the property is fully enclosed and laid predominantly to lawn. The current owner has had the footings put in for the approved planning, application S/0727/16/FL.

**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.

**Agent's note**

36 Station Road, Histon, is located next to a Service Station, 34 Station Road, Histon, Cambridge.

Photographs for the property were taken prior to the current marketing.

**Tenure**

Freehold

**Fixtures and Fittings**

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

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band - E

**Viewing**

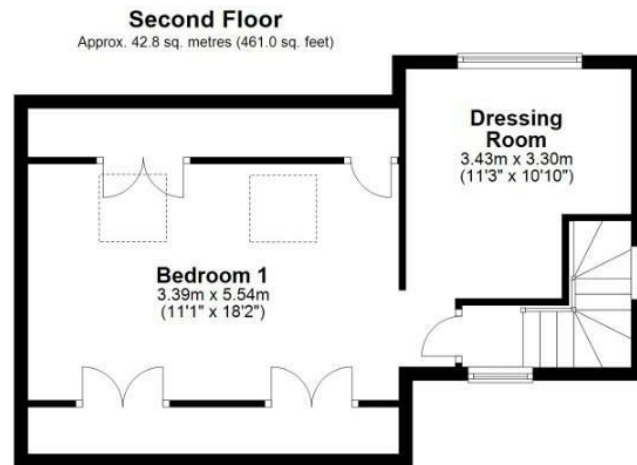
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris











Total area: approx. 173.9 sq. metres (1872.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Current: 66  
Potential: 81

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.







