



51 Cambridge Road, Impington, Cambridge, CB24 9NU
Guide Price £675,000 Freehold



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LOCATED WITHIN THE WELL-REGARDED VILLAGE OF IMPINGTON IS THIS EXTENDED THREE/FOUR BEDROOM HOME BENEFITTING FROM A DETACHED HOME OFFICE AND DETACHED STUDIO, BOTH WITH POWER AND LIGHTING.

- Semi-detached house
- 3/4 beds, 1 bath, 2/3 recepts
- Constructed in the 1920s
- Gas fired central heating to radiators
- Council tax band - E
- 1500 Sqft / 139 Sqm
- 0.15 acres
- Driveway parking to the front and side of the property
- EPC- D / 68
- Up to 1Gb fibre-to-house broadband connection. Wooden gazebo and garden furniture available to purchase

Constructed in the 1920's this semi-detached home has been extended to the rear, measures approximately 1500 Sqft / 139 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of an entrance hall, a family room, a sitting room, a WC accessible off the hallway and a large open plan kitchen/living space with an abundance of natural light due to a large skylight and double aspect windows and doors overlooking the rear garden. To the first floor, the property comprises of three double bedrooms and a fully tiled family bathroom. The room downstairs could be utilised as a fourth bedroom or as a reception room.

The owners have installed a home office to the rear garden and a detached studio which is currently used for yoga. Both the office and studio have power and lighting. The current owners replaced the windows and bi-folding door to the property in 2023.

Externally – The property occupies a plot of approximately 0.15 acres and benefits from having ample parking to the front and side. The garden is predominantly laid to lawn with a variety of herbaceous borders. The rear garden has a patio area directly off the rear extension, two sheds, bicycle storage and a feature pond to the middle.

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

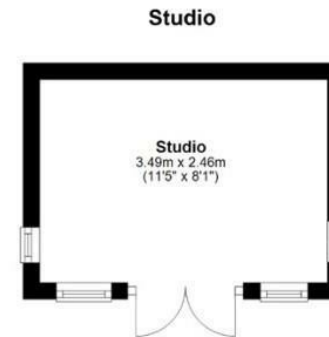
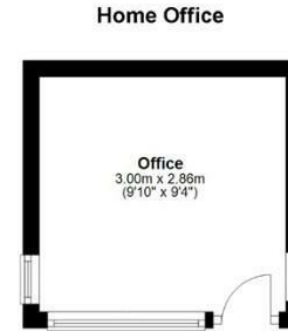
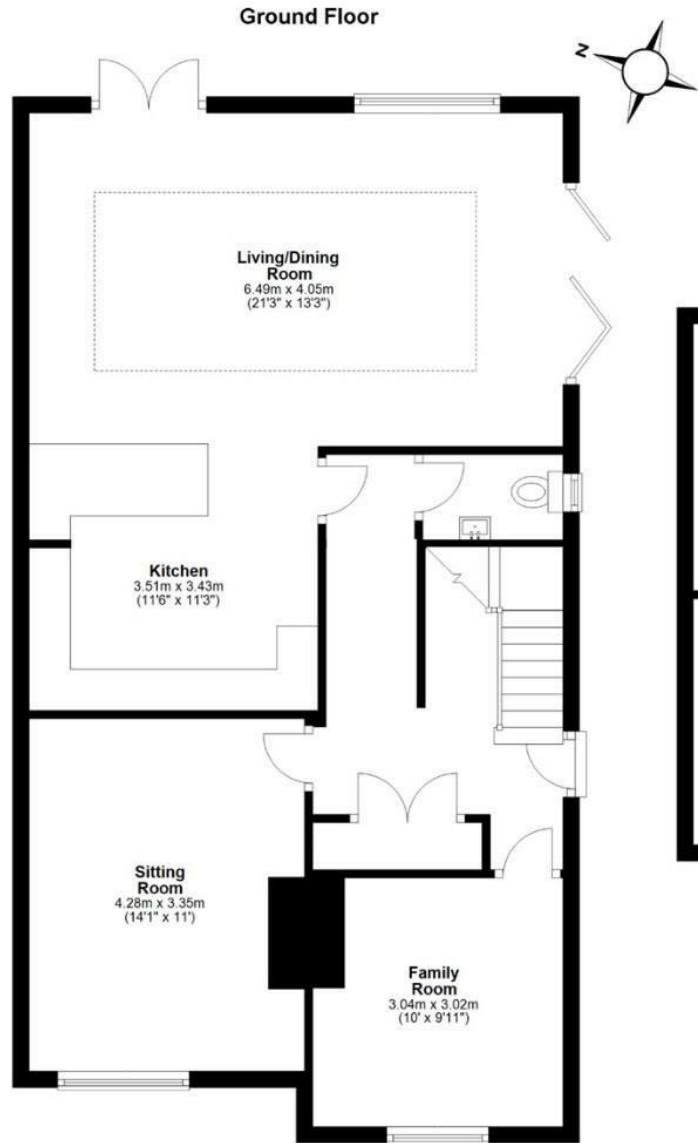
Fixtures and Fittings

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





**Approx. gross internal floor area 139 sqm (1500 sqft)
Including Home Office and Studio**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(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.

