



17 Saffron Road, Histon, Cambridge, CB24 9LJ

Guide Price £675,000 Freehold



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**LOCATED IN A QUIET RESIDENTIAL ROAD WITHIN THE VILLAGE OF HISTON IS THIS DETACHED, THREE-BEDROOM HOME BENEFITTING FROM OFF ROAD PARKING TO THE FRONT.**

- Detached Edwardian house
- 3 beds, 1 bath, 2 recepts
- 0.10 acres
- Gas fired central heating to radiators
- Council tax band - E
- 1276 Sqft / 118 Sqm
- Constructed in the 1930s
- Driveway parking
- EPC - D / 56

With potential to extend subject to the relevant planning permissions, this detached Edwardian home measures approximately 1276 Sqft / 118 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of an entrance porch opening into a generous hallway, two-reception rooms and a well-proportioned kitchen/breakfast room which opens onto the rear garden. To the first floor are three good sized bedrooms, a recently replaced shower room and a separate WC.

Externally – To the front of the property is wrought iron fencing with a pathway leading to the front door and a concrete laid driveway with wooden fence and gate to the side. The rear garden of the property is fully enclosed, laid predominantly to lawn and benefits from well stocked herbaceous borders along the perimeter. Outside is a timber built out building/summer house used currently as a cinema room but could make an ideal home office.

#### **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.

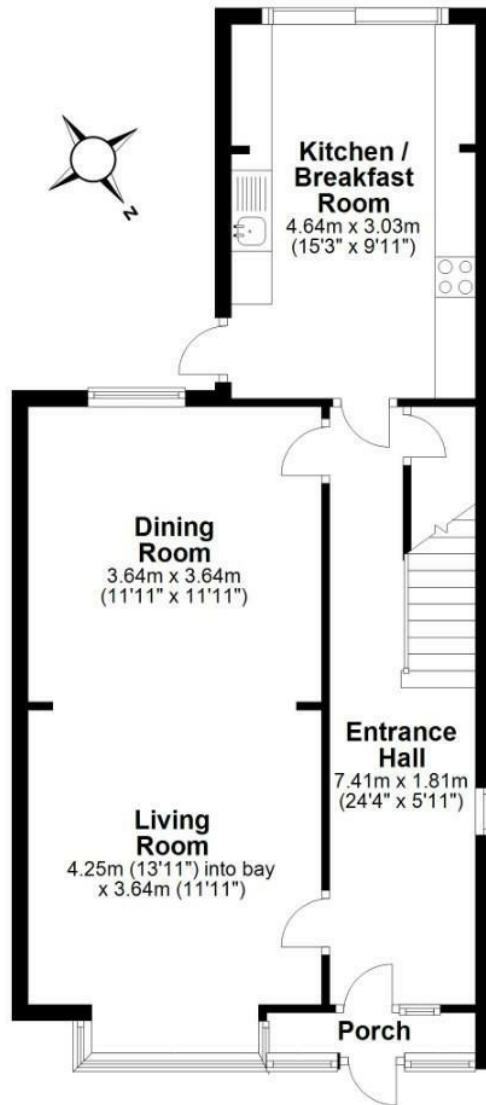
#### **Viewing**

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



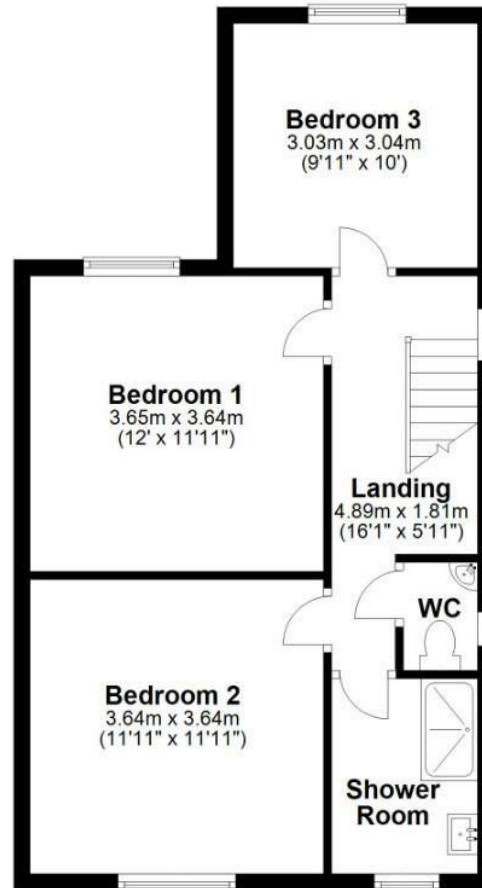
## Ground Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



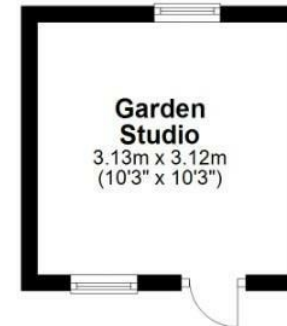
## First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



## Outbuilding

Approx. 9.8 sq. metres (105.1 sq. feet)



Total area: approx. 118.6 sq. metres (1276.9 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>                          | <div>81</div> <div>56</div> |
| (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 |                             |
| England & Wales                             |                             |
| EU Directive 2002/91/EC                     |                             |

