



52 Home Close, Histon, Cambridge, CB24 9JL
Guide Price £750,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 819300

LOCATED ALONG HOME CLOSE, HISTON IS THIS DETACHED FAMILY HOME OCCUPYING A PLOT OF APPROXIMATELY 0.17 ACRES AND BENEFITTING FROM BEING WITHIN WALKING DISTANCE OF THE ARRAY OF AMENITIES WITHIN THE HIGH STREET.

- Detached house
- 1322.4 Sqft / 122.9 Sqm
- 4 beds, 2 baths, 3 recepts
- 0.17 acres
- Constructed in 1926
- Gas fired central heating to radiators
- Driveway and double garage
- EPC - D / 62
- Council tax band - E

Having been constructed in 1926, this detached home has been extended over the years and provides living accommodation measuring 1322.4 Sqft / 122.9 Sqm. To the ground floor the property comprises of an entrance hall with stairs leading to the first floor and three reception rooms which include a living room, a dining room and a family room with double doors opening into the rear garden. Completing the ground floor is a recently replaced kitchen/breakfast room and a ground floor shower room. To the first floor are four generous bedrooms and a family bathroom with a paneled bath, low level WC and a pedestal sink.

Externally – The property is nestled within a plot of approximately 0.17 acres and is accessible to the front off a public footpath. To the rear of the property along a private lane, the property has off road parking for two vehicles and a generous double garage. The rear garden is fully enclosed, is partially laid to lawn and has a large patio area accessible off the kitchen and family room. The remainder of the rear garden benefits from raised flower beds, herbaceous borders and a patio area with pergola above.

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.

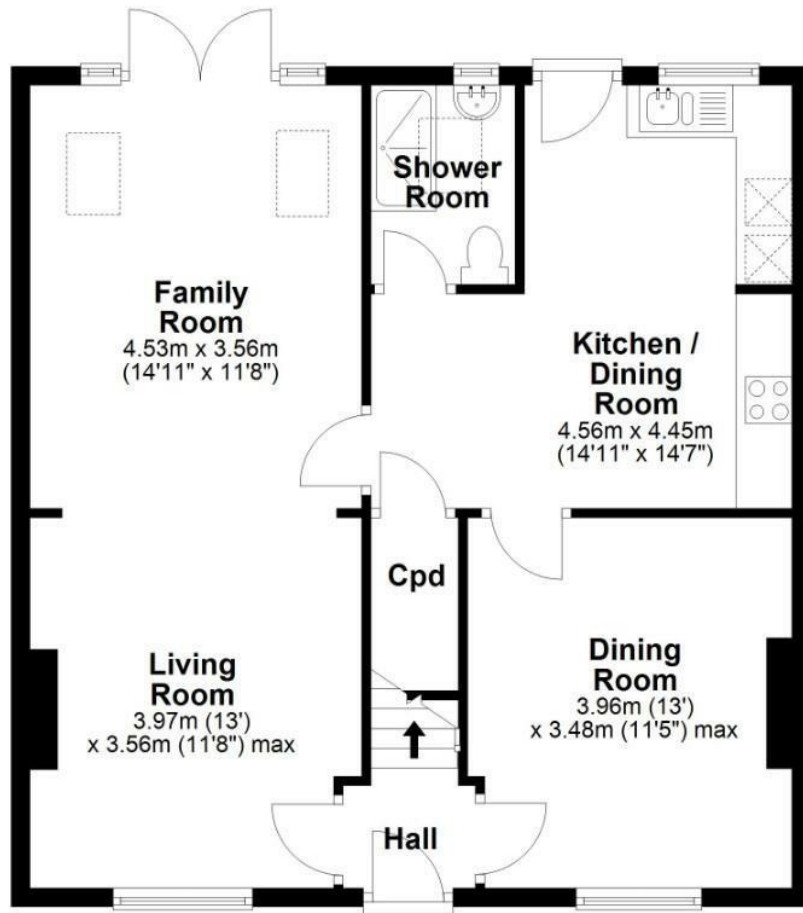
Viewing

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



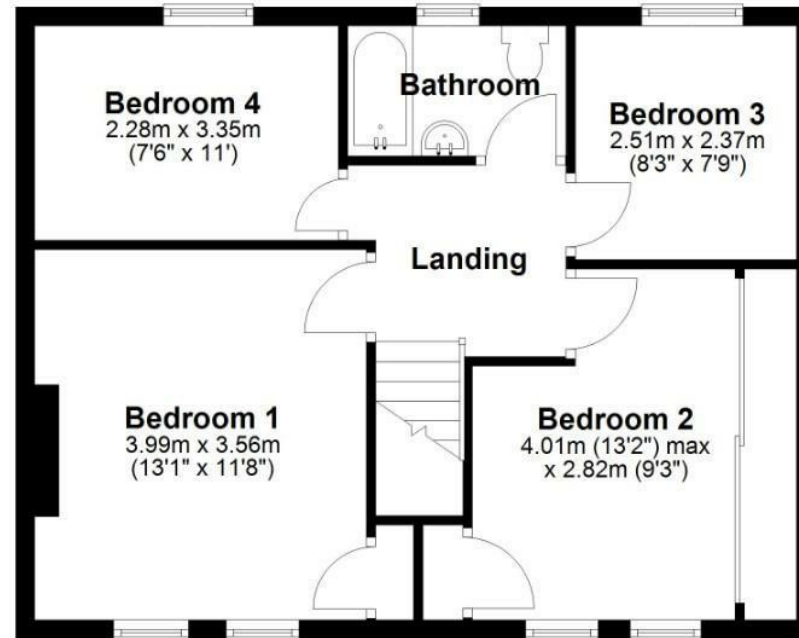
Ground Floor

Approx. 71.0 sq. metres (763.7 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 122.9 sq. metres (1322.4 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		84
(81-91) B		
(69-80) C		62
(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

