



29 Manor Park, Histon, Cambridge, CB24 9JT
Guide Price £700,000 Freehold



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A HEAVILY EXTENDED FOUR-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN MANOR PARK, HISTON AND BENEFITTING FROM A 1746 SQFT /162 SQM SELF-CONTAINED DETACHED ANNEXE.

- Semi-detached house
- 4 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- Driveway parking
- Council tax band - D
- 1746 Sqft / 162 Sqm including annexe
- Constructed in the 1960's
- Garden size 0.2 acres
- EPC-C / 71

With the original build believed to have been built in the 1950/1960s this home has been extended on many occasions to provide accommodation measuring 1746 Sqft /162.5 Sqm, including the detached annexe.

House - To the ground floor the property comprises of an entrance hall with WC adjoining, two reception rooms with doors between which allow for the space to be opened and a generous sized kitchen. The kitchen of the property has ample storage cupboards at both eye level and base level, larger worktop space, tiled splashbacks and space for a range style oven/hob, a dishwasher, a fridge freezer and a washing machine. On the first floor the property benefits from two double bedrooms and a generous single bedroom which is currently used as a home office. To the second floor and located within the loft conversion is an enviable master bedroom with en-suite bathroom.

Annexe – Constructed in 2020, this detached annexe benefits from a large open plan living space, a separate bedroom, and a bathroom. The annexe has gas central heating.

Externally – To the front, the property benefits from a large gravel laid driveway with parking for numerous vehicles. To the side of the property is a set of double gates which provides access to the rear garden and the annexe. The property occupies a larger than average plot with just four homes benefitting from a plot each of approximately 0.2acres. The rear garden of the property has been expertly landscaped by the current owners and been entered into the open gardens on numerous occasions. The rear garden benefits from a large patio area with a feature pond, ideal for entertaining in the warmer months. To the middle of the garden are several raised flower beds, a lawn area and a pathway running between the flower beds with pergolas above. To the rear of the garden are several sheds, two greenhouses and a large allotment area, ideal for growing your own produce.

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 - D

Fixtures and Fittings

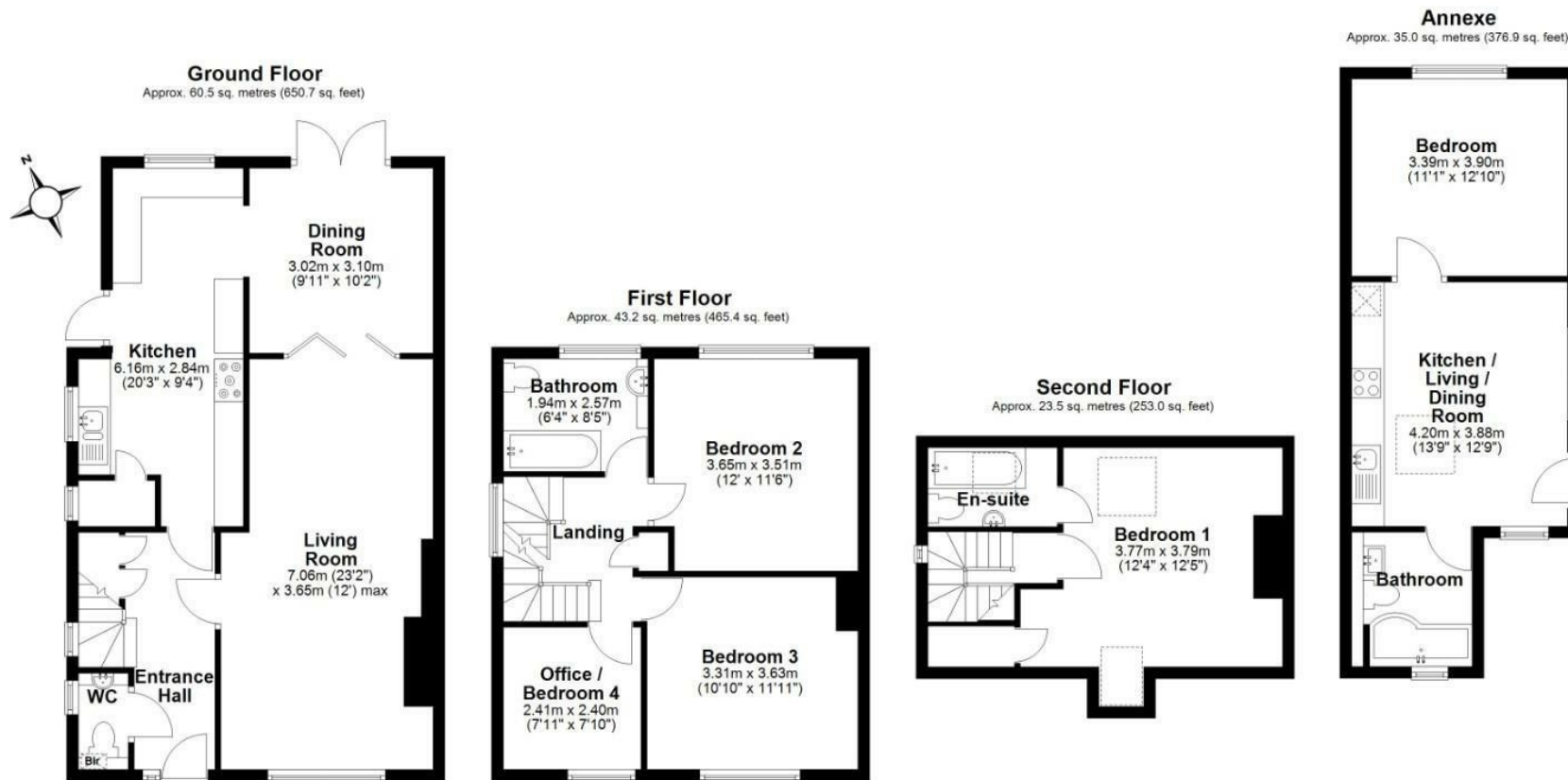
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 162.2 sq. metres (1746.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	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.



