



22 Normanton Way, Histon, Cambridge, CB24 9XS

Guide Price £475,000 Freehold



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**LOCATED WITHIN A SMALL CUL-DE-SAC IN HISTON IS THIS DECEPTIVELY SPACIOUS, THREE-BEDROOM FAMILY HOME WITH DRIVEWAY PARKING AND AN INTEGRAL GARAGE.**

- Semi-detached house
- 3 beds, 1 bath, 3 recepts
- Constructed in the late 1960s
- Gas fired central heating
- Council tax band - D
- 1189 Sqft / 110 Sqm
- 0.08 acres
- Driveway parking and garage
- EPC - D / 55

Occupying a plot of approximately 0.08 acres, this three-bedroom family home measures approximately 1189 Sqft/ 110 Sqm and provides living accommodation over two floors. To the ground floor, the property comprises of three reception rooms which includes a living room, dining room and a conservatory. The remainder of the ground floor comprises of a recently replaced kitchen and a WC accessible off the hallway. To the first floor you will find three bedrooms which includes two double bedrooms. Completing the first floor is a family bathroom with a panelled bath with a shower above, pedestal sink unit and a low-level WC.

Externally – To the front of the property is a small front garden laid predominantly to lawn, a paved pathway leading to the front door and a concrete laid driveway which leads up towards the garage. To the side of the property is gated access which lead into the rear garden of the property. The rear garden is fully enclosed, laid to lawn and has a patio area directly off of the conservatory and kitchen.

**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.

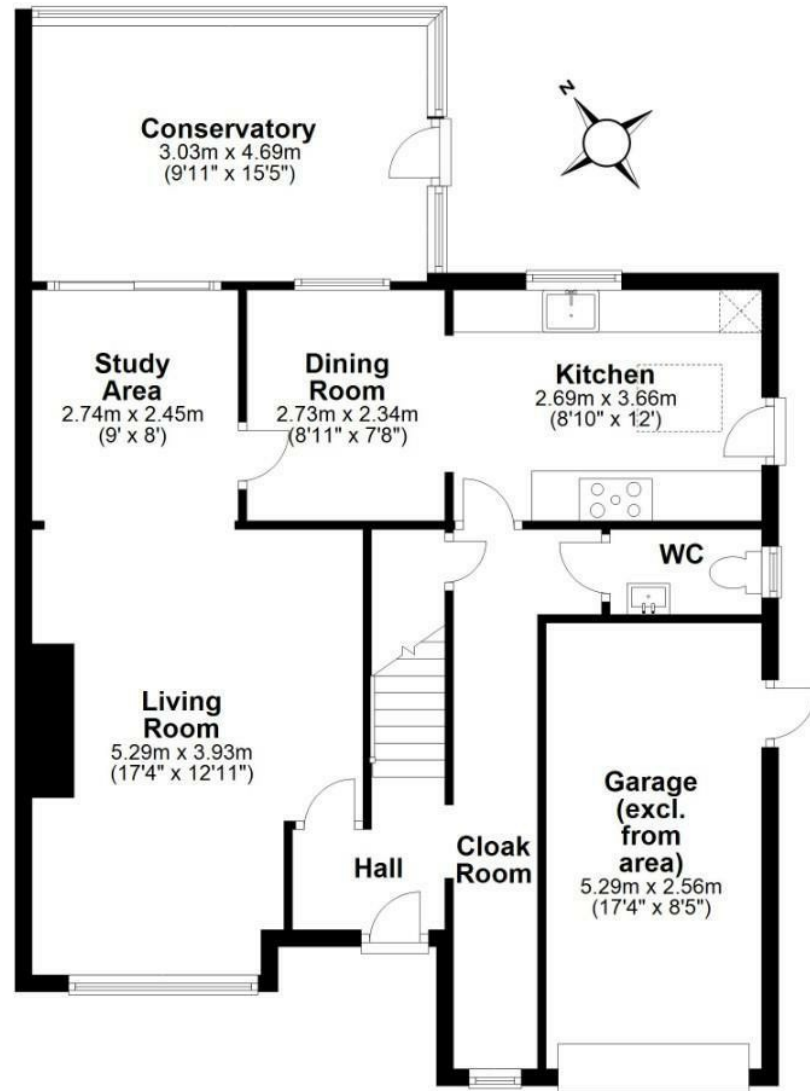
**Viewing**

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



## Ground Floor

Approx. 73.3 sq. metres (789.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>55</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	



