



23 Park Lane, Histon, Cambridge, CB24 9JJ
Guide Price £675,000 Freehold



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****OPEN DAY - SATURDAY THE 14TH JUNE**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM HOME LOCATED WITHIN A SHORT STROLL OF THE CENTRE OF THIS POPULAR VILLAGE.**

- Detached house
- 3 beds, 1 bath, 2 recepts
- Gas fired central heating to radiators
- EPC-E/44
- 1097.4 Sqft/ 102 Sqm
- 0.22 acres
- Double tandem garage and driveway
- Council tax band - E

Occupying a plot of approximately 0.22 acres, this detached home measures 1097.4 Sqft/102 Sqm and is believed to date back to around the 1930's. To the ground floor, the property benefits from an entrance hallway with stairs leading to the first floor, two reception rooms including a delightful lounge with a bay window to the front and a kitchen/breakfast room. To the first floor, the property comprises of three bedrooms, including two double bedrooms and a generous single bedroom. Completing the first floor is a shower room serving all three bedrooms.

Externally – To the front, the property is set back from the road to the front and benefits from a hardstanding driveway which provides off road parking for several vehicles. The front of the property has a small lawn area with herbaceous border providing further privacy from the road to the front. To the side of the property is a timber built, tandem garage in need of significant repair. The rear garden of the property is extremely well proportioned and although overgrown in places, could make for a great additional space in the warmer months of the year.

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.

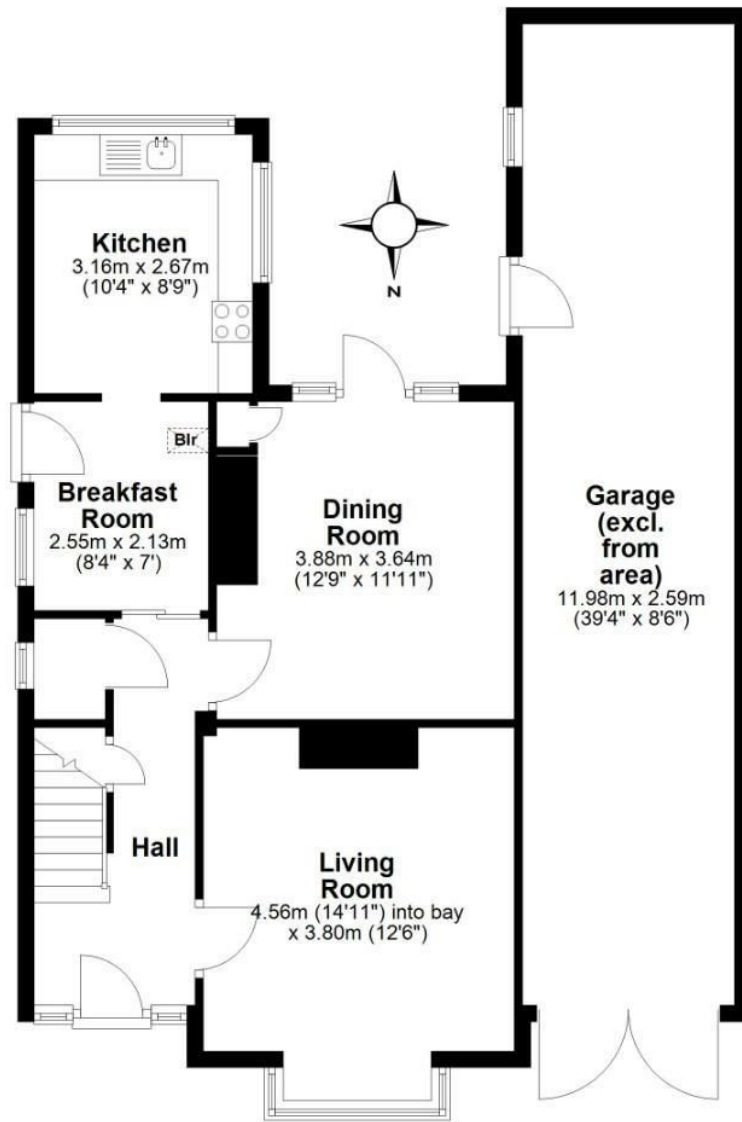
Viewing

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



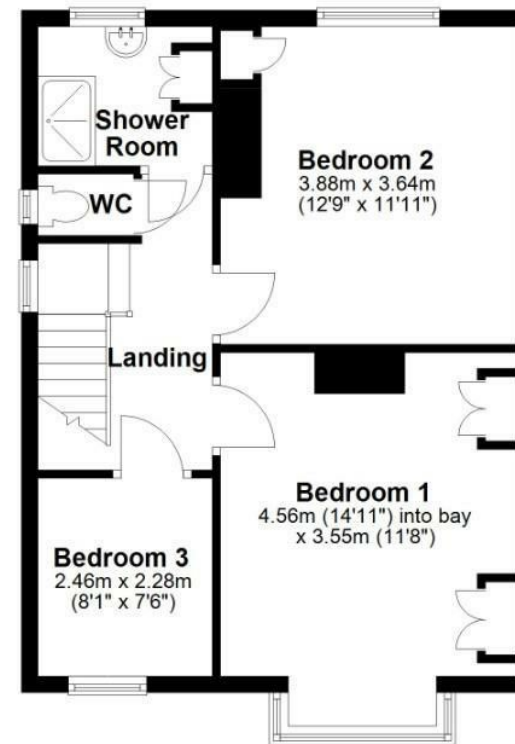
Ground Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 102.0 sq. metres (1097.4 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

