



42 Narrow Lane, Histon, Cambridge, CB24 9HD
Guide Price £1,000,000 Freehold



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01223 819300

OCCUPYING A PLOT APPROACHING 0.25ACRES, THIS DETACHED FOUR-BEDROOM HOME IS ONE OF ONLY TWO 'POTTON' STYLE HOMES LOCATED WITHIN THE POPULAR NORTH CAMBRIDGE VILLAGE OF HISTON.

- Detached Potton house
- 4 beds, 2 baths, 2 recepts
- Constructed in 1988
- Garage and driveway parking
- Council tax band- G
- 2249.3 Sqft/ 209 Sqm
- 0.24 acres
- Gas fired central heating to radiators
- EPC-C/70

Constructed in 1988, this detached 'Potton' style home measures 2249.3 Sqft/209 Sqm and provides generous living accommodation over two levels. To the ground floor the property benefits from a spacious entrance hall with wrap around stairs leading to the first floor and a WC adjoining. The hub of the house is the recently replaced kitchen/sitting/dining room that's ideal for entertaining from home. The kitchen has been replaced with shaker style units and benefits from a wide range of built in appliances. To the centre of the kitchen is a large kitchen island/breakfast area and space to the side for an eight-seater dining table and three-piece suite. Completing the ground floor are two spacious reception rooms which include a 20ft lounge with an inglenook fireplace with multi fuel burner and a conservatory opening to the delightful rear garden.

To the first floor are four bedrooms and two bathrooms which includes an enviable master bedroom suite with built in wardrobes, en-suite shower room and views over the rear garden.

Externally, the property occupies a mature and generous plot of approximately 0.24 acres. To the front of the property is a sweeping in and out driveway with space for numerous vehicles. Off the driveway is a detached garage which is split in half with the neighbouring property. To the rear of the garage is a garden studio and conservatory which the current owner used as work from home space. The rear garden of the property is beautifully landscaped with a variety of mature trees, shrubs and flowers nestled throughout. The rear garden has several seating areas which include a decking area, accessible directly off the conservatory, a further decking area with a pergola above and a small seating area to the far corner of the garden. The rear garden also benefits from a summer house, a potting shed and a greenhouse.

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 -G

Fixtures and Fittings

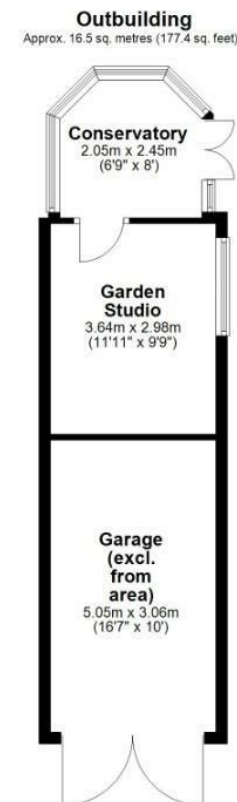
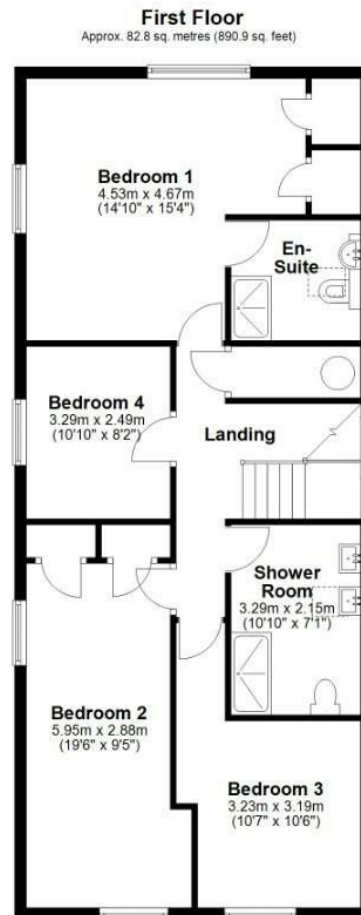
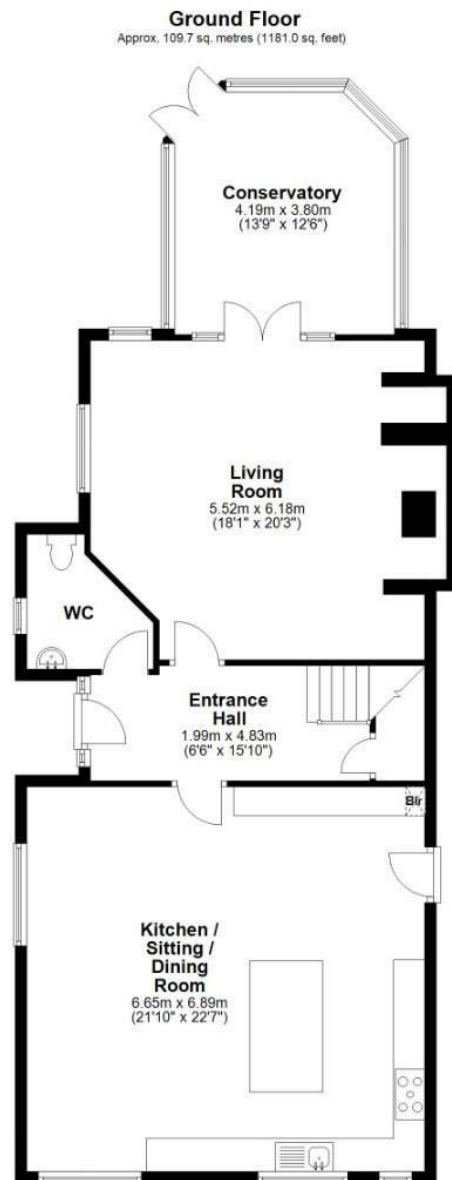
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 209.0 sq. metres (2249.3 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	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.



