



7 Saffron Road, Histon, Cambridge, CB24 9LJ

Guide Price £675,000 Freehold



rah.co.uk
01223 819300

HAVING BEEN EXTENDED TO THE REAR AND INTO THE LOFT SPACE SINCE ITS ORIGINAL CONSTRUCTION IN 1912, THIS WONDERFUL END OF TERRACE HOME OFFERS SPACIOUS ACCOMMODATION THROUGHOUT.

- End of terrace house
- 1370.6 Sqft/127.3 Sqm excluding garage and garden room
- 3 beds, 3 baths, 2 reception rooms
- 0.08 acres
- Constructed in 1912
- Gas fired central heating to radiators
- Block paved driveway and garage
- EPC - D/'62
- Council tax band - D

Originally constructed in 1912 the property was then extended to the rear and into the loft in 1973 and 1986 to provide spacious accommodation measuring 1370.6 Sqft/127.3 Sqm. to the ground floor the property comprises of two reception rooms, a kitchen breakfast room and a separate utility room off the kitchen. To the first floor are two generous bedrooms and two bathrooms which include a master bedroom suite with fitted wardrobes and an en-suite shower room. To the second floor in the loft conversion is a room used currently as a study and third bedroom which also benefits from an en-suite shower room. To the second floor are five Velux windows which were all recently replaced and all triple glazed.

Externally – the property has a small walled garden to the front with gated access and pathway leading to the front door. To the side of the property is a block paved driveway with space for two vehicles. Off the driveway is a detached brick-built garage under a pitch tiled roof. The rear garden of the property is fully enclosed, laid predominantly to lawn and with a block paved patio area. Off the rear of the garage is a brick-built garden room measuring 90.1 Sqft/9.8 Sqm ideal for working from home. The garden room benefits from both power and lighting, a uPVC double glazed window and French doors opening onto the patio within the rear garden.

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

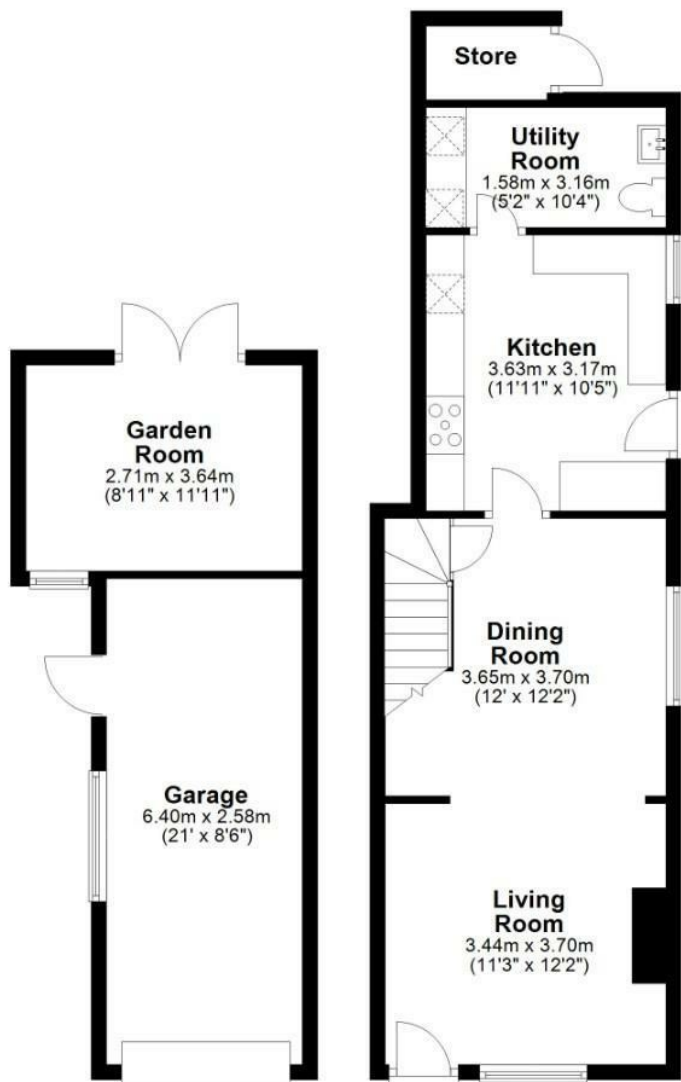
Agents Note

The property has a pedestrian right of way from Number 5 across the immediate rear of the property, between the house and the garden and along the side to the front. The garden is gated and secure.



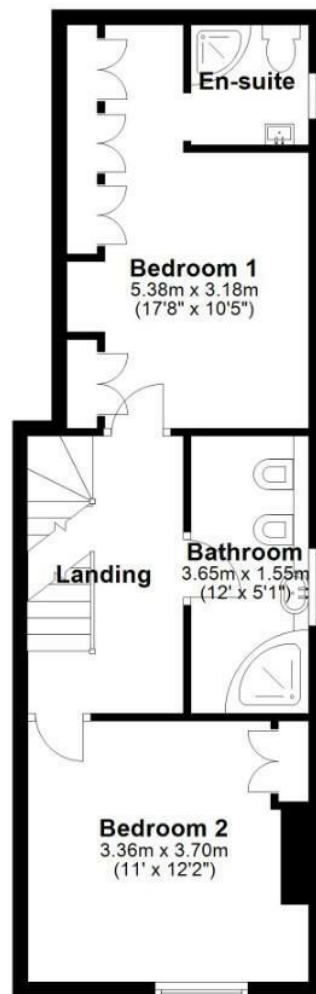
Ground Floor

Main area: approx. 45.4 sq. metres (488.3 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.6 sq. feet)
Plus garden room, approx. 9.9 sq. metres (106.2 sq. feet)



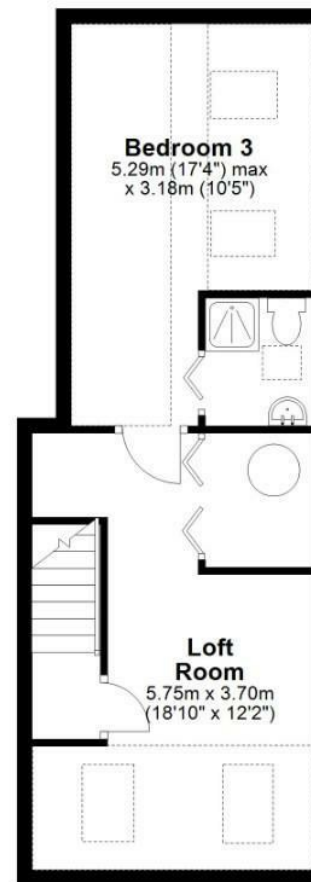
First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Second Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Main area: Approx. 127.3 sq. metres (1370.6 sq. feet)

Plus garages, approx. 16.5 sq. metres (177.6 sq. feet)
Plus garden room, approx. 9.9 sq. metres (106.2 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		

78

62

EU Directive
2002/91/EC

