



34 HOME CLOSE, HISTON, CAMBRIDGE, CB24 9JL

Offers In Region Of £499,995

[TYLERS.NET](https://www.tylers.net)

A stunning extended four bedroom bay window home with a long well-kept garden only a short stroll from the centre of this bustling High Street in this most sought after of villages.



Histon is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the Cambridge North Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

- * Stylish accommodation over three floors combining character and contemporary features.
- * Off road parking and a long rear garden.
- * Versatile modern living space.
- * Sought after well served village location.
- * No through road address.
- * Potential onward chain complete.
- * Viewing strictly through Tylers.

ENTRANCE HALL A stained glass door opens to a welcoming hallway with views through the accommodation and down the garden.

SITTING ROOM With front bay window, exposed timber floor boards and coving.

OPEN PLAN KITCHEN DINING ROOM With a good number of gloss fronted cupboard units, inset sink and drainer, window to the rear aspect with double doors alongside, plumb and space for appliances, splash back tiling, wall mounted boiler, inset spot lights.

CLOAKROOM WC and hand basin with frosted window.

FAMILY ROOM Accessed via the dining area or hallway - a fantastic cosy room with an attractive open fire place with tiled surround and hearth with timber mantle piece, access to a useful built in under stair wardrobe.

FIRST FLOOR Landing with stairs off accessing the loft conversion.

BEDROOM 2 A double bedroom with exposed floor boards to the front of the property.

BEDROOM 3 A good size single again with exposed floor boards.

BEDROOM 4 A great size 4th bedroom with views down the rear garden.

BATHROOM Fully tiled with a white suite comprising a panelled bath with shower unit over, low level WC, wash hand basin, tiled floor, frosted side window, heated towel rail, inset spot lights and extractor fan.

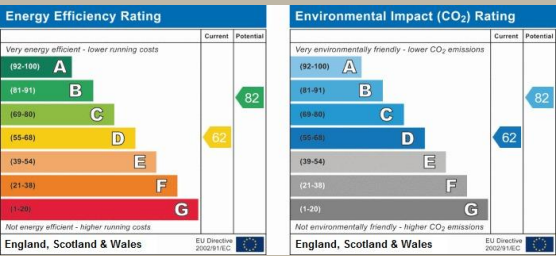
SECOND FLOOR

BEDROOM 1 Forming part of an excellent loft conversion with a dormer rear window with a Juliet balcony and excellent open views, exposed floor boards and deep walk in wardrobe (with the potential to become an ensuite shower room)

OUTSIDE

Set back off road parking is provided to the front of the property with a feature long rear garden measuring approximately 27.39m x 6.05m (89.86 ft x 19.84 ft). Landscaped with a large patio area, well stocked borders, lawn, timber garden shed and a area ideal for garden storage.

Council Tax Band D £1,860.32



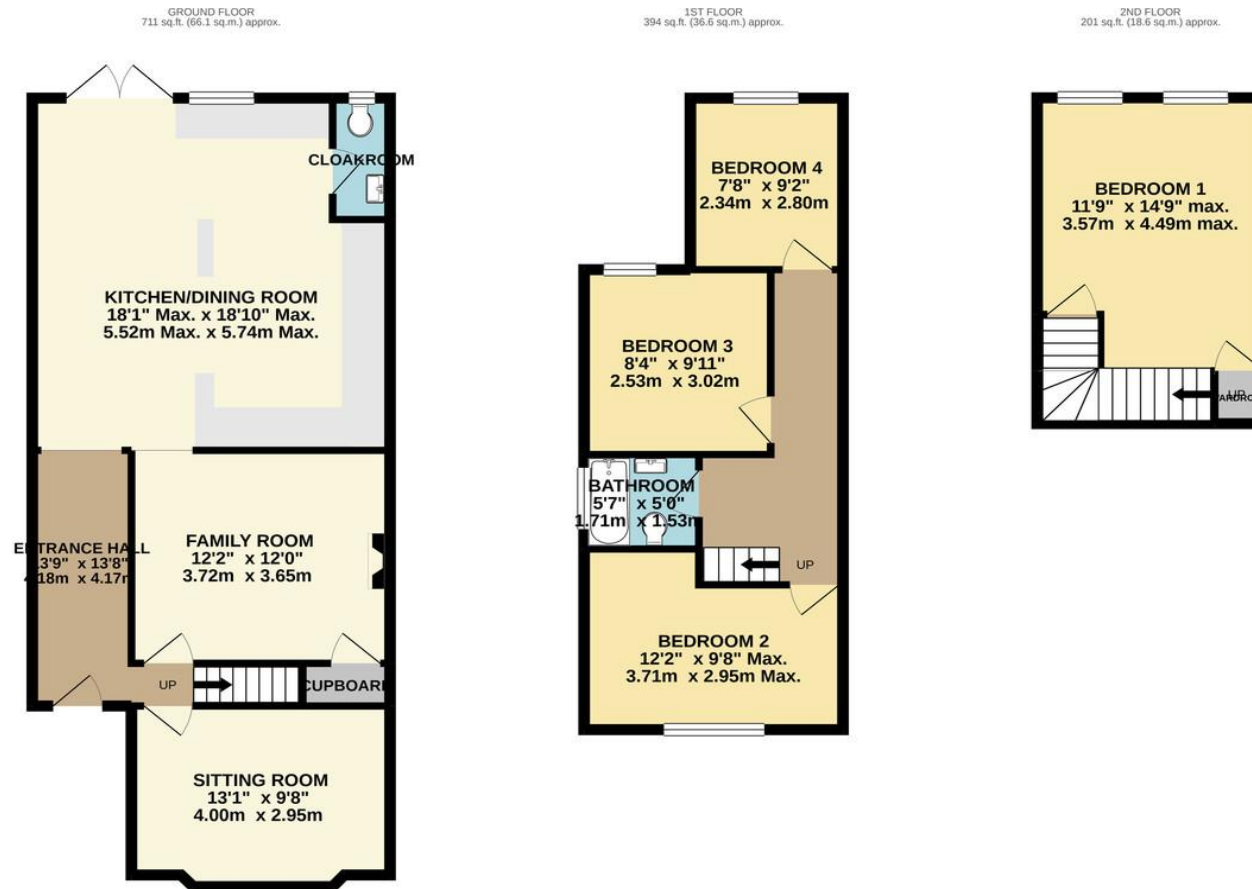
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TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.
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