



Home Close, Histon
CB24 9JL

Pocock+Shaw

28 Home Close
Histon
Cambridge
Cambridgeshire
CB24 9JL

A fully refurbished semi detached home with an 85' rear garden, close to the village centre. Formerly a three bedroom, currently configured with two bedrooms.

- Large reception hall
- Lounge dining room
- Refitted kitchen
- Utility room
- Cloaks WC
- Two bedroom
- First floor bathroom
- 85' rear garden
- No upward chain

Offers in region of £439,500



Ideally located in this residential cul de sac just off the High Street, just a short walk from several shops and the village amenities, including several public houses, cafes and Tesco, highly regarded Village College and primary school.

With an 85' rear garden, living/ dining room, well fitted kitchen, ground floor WC and utility room. At present configured as a two bedroom home, but could easily be returned to three bedrooms.

Glazed entrance door to:

Reception hall Stairs rising to the first floor, radiator, two windows to the front. Attractive wood block flooring. Single cloaks cupboard with Vaillant wall mounted gas boiler.

Living/ Dining room 18'7" x 11'11" (5.66 m x 3.63 m) Continuation of wood block flooring, windows to the rear and side, radiator, fitted flame effect electric fire, door to:

Kitchen 7'6" x 8'11" (2.3 m x 2.72 m) Fitted range of gloss white fronted units with contrasting granite effect work surface, inset stainless steel one and a quarter bowl single drainer sink unit with mixer tap, range of vase units. Continuation of work surface to opposite wall with inset four ring ceramic hob and single oven beneath, canopy extractor above. Matching wall mounted cupboards. Part tiled splashback, window to the side and glazed door to the side. Recessed spot lights to the ceiling. Opening to:

Utility area 4'10" x 4'1" (1.47 m x 1.24 m) Work surface with space and plumbing for washing machine, door to:

Cloaks WC Counter set wash basin with double cupboard beneath, close coupled WC, window to the rear and wall mounted Dimplex electric heater.

First floor landing Radiator, coved cornice, recessed spotlights to the ceiling.

Bedroom one 10'9" x 9'9" (3.28 m x 2.97 m) Radiator, window to the front. Coved cornice and recessed spotlights to the ceiling.

Bedroom two 12'7" x 7'8" (3.84 m x 2.34 m) At present configured as an L shaped room opened to formerly bedroom three. Two windows to the rear, double radiator

Potential bedroom three 8'5" x 5'7" (2.57 m x 1.70 m)

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted Mira shower above. Part ceramic tiling to the walls, window to the side, heated towel rail/radiator.

Outside To the front there is an open planned garden gravelled and proving a possible single parking space.

Rear garden Approx 85' in depth with gated pedestrian side access, paved path way and lawn. Timber shed.

Services All mains services are connected.

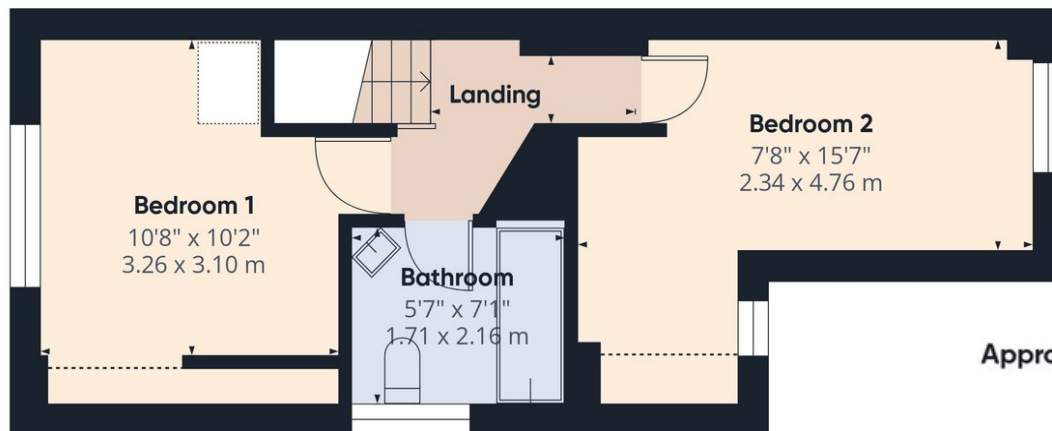
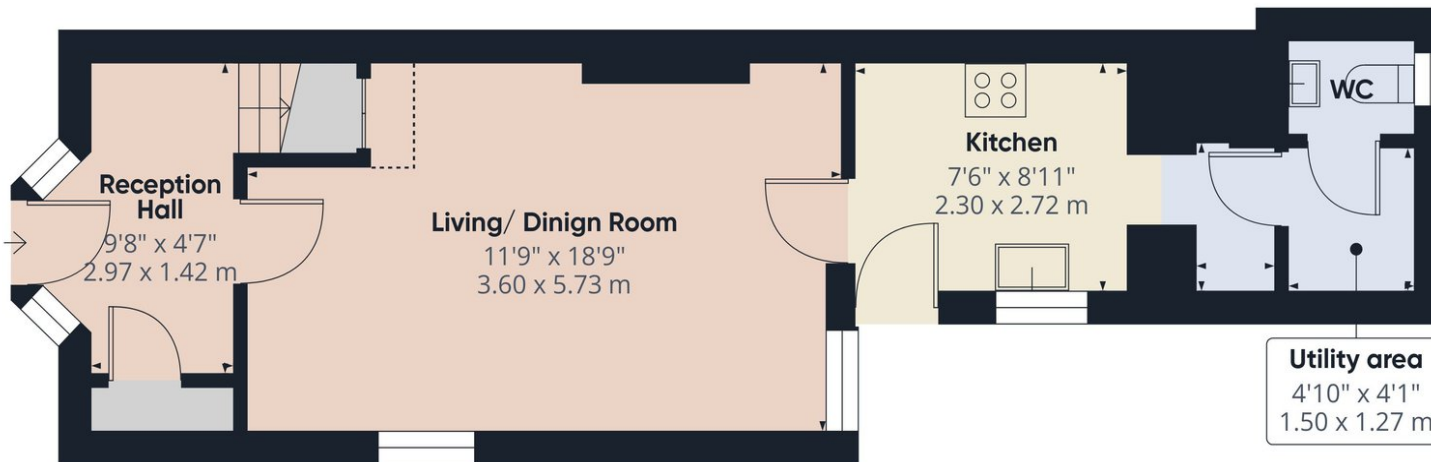
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

729 ft²
67.6 m²

Reduced headroom

26 ft²
2.4 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested