



292 Histon Road, Cambridge, CB4 3HS  
Guide Price £850,000 Freehold



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**A DETACHED FAMILY HOUSE OFFERING 2751 SQFT OF ACCOMMODATION OVER THREE FLOORS AND PROVIDING OPEN PLAN LIVING SPACE ALONG WITH SIX BEDROOMS**

- Good decorative order with double glazing and gas central heating throughout
- 4 en suite shower rooms
- 6 bedrooms

6 bedrooms including principle suite with en suite shower room and dressing room, three further en suite shower rooms, family bathroom, family shower room, study/playroom, bay windowed living room, large kitchen/breakfast room, 'L' shaped family room/conservatory, cloakroom, utility space, extensive parking, attractive low maintenance gardens

This large family house has been extended and now provides extensive accommodation across three floors extending to 2751 sqft, located on the north side of the City within easy cycling distance of the town centre, Science Park and Cambridge North Station. The house stands well back from the road behind a block paved drive providing ample parking. The accommodation is arranged across three floors and comprises an entrance hall with stairs to first floor, bay windowed study/playroom with en suite shower room, bay windowed living room with large fireplace and double doors to the 'L' shaped family room/conservatory providing access and views over the gardens and an attractive wood burner. The kitchen/breakfast room is again a good size and fitted with an extensive range of units and integrated appliances, with a useful storage/utility cupboard and door to a rear lobby and side hall with doors to front and rear, utility space and cloakroom with wc. On the first floor there are five bedrooms, two with en suite shower rooms, a further family bathroom and family shower room. On the second floor is the principle bedroom suite, comprising a large double bedroom with extensive fitted cupboard, en suite shower room and a separate dressing room. At the rear of the house there is a low maintenance garden, large ornamental pond, covered seating area/'bandstand', perfect for outside entertaining or dining, a large timber shed and the whole is enclosed by fencing and hedging. This is an extensive family house offering versatile accommodation across three floors, suitable for the largest of families and representing excellent value for money in a popular part of the City.

**Location**

Histon Road is conveniently situated just to the north of the City centre, well placed for access to Cambridge Science Park and the A14. There are local shopping facilities in the immediate vicinity with schooling for all age groups in the area including Mayfield Primary School and Chesterton Community College both within 1 mile. In addition there is a recreation ground located just off Histon Road and the City centre can be reached on foot, bicycle or bus.

**Services**

All mains services connected

**Statutory Authorities**

Cambridge City Council

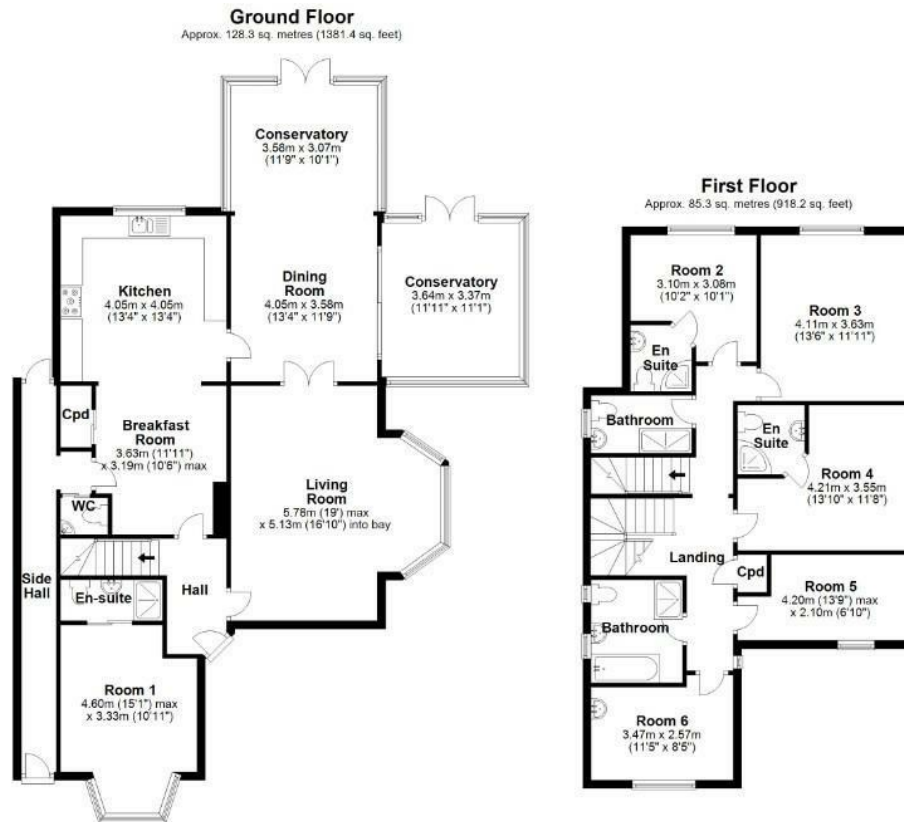
**Fixtures and Fittings**

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. 255.6 sq. metres (2751.6 sq. feet)

Drawings are for guidance only  
Plan produced using Planific.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E		37	
(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.

