



330 Histon Road, Cambridge, CB4 3HT
Guide Price £1,000,000 Freehold



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A LARGE, DETACHED FAMILY HOUSE, SIGNIFICANTLY EXTENDED AND FINISHED TO A SUPERIOR STANDARD BENEFITING FROM AN IMPRESSIVE GARDEN STUDIO, A LARGE REAR GARDEN AND PARKING, ON HISTON ROAD.

- 2023 sqft / 188 sqm including garden studio
- 4 bedrooms, 3 receptions, 3.5 bathrooms
- Driveway parking
- Gas-fired central heating to radiators
- Plot size - 0.13 acres
- Extended detached house built in the 1930s
- Superb open plan kitchen/dining/family room
- Impressive garden studio with shower room and secure storage
- Large east-facing rear garden
- EPC – D / 67

This attractive 1930's detached house on Histon Road is set in large established grounds and offers extensive accommodation, with the benefit of an impressive garden studio, which is ideal for homeworking or guest overflow.

The property has been the subject of a full and exhaustive modernisation, expansion and renovation program. The end result is a superior family home with well-equipped accommodation finished to a high specification with stylish touches, arranged over three extensive floors.

The property is set back from the road behind landscaped frontage, which provides an extensive parking area, established planting and secure gated side access.

Thoughtfully designed with a layout that provides modern living spaces and flexibility for a large family to enjoy, the accommodation comprises a broad and attractive reception hall, a large utility room providing additional storage, wash hand basin, access to a WC and outside side area. An elegant sitting room with a large bay window, woodburning stove, bespoke recess cabinetry and book shelving, connects to a cosy family room through attractive custom-made doors. A vaulted kitchen/dining/family room has been created and offers an abundance of space, light with complete views to the landscaped gardens. An extensive and well-equipped kitchen provides ample storage solutions, a range of integrated appliances, a central island with breakfast bar, six Velux windows and bifold doors to a patio area.

Upstairs, a broad landing area leads to a family bathroom suite and three bedrooms. A staircase continues to the second-floor principal bedroom. This bright and generous room offers triple built-in wardrobes and a spacious ensuite shower room.

Outside, the rear garden has a large, paved patio area ideal for outside dining, a well-maintained lawn with established trees and shrubs set to borders, and an impressive and well-constructed detached studio with a shower room and concealed storage rooms accessed from the side.

Location

Histon Road is conveniently situated just to the north of the city centre, well placed for access to the University, 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 close by. In addition, there is a recreation ground located just off Histon Road and the city centre can be reached on foot, bicycle or bus.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

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

Viewing

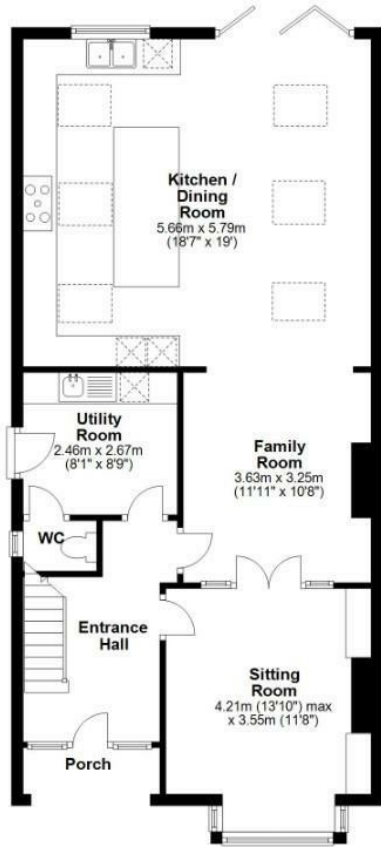
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





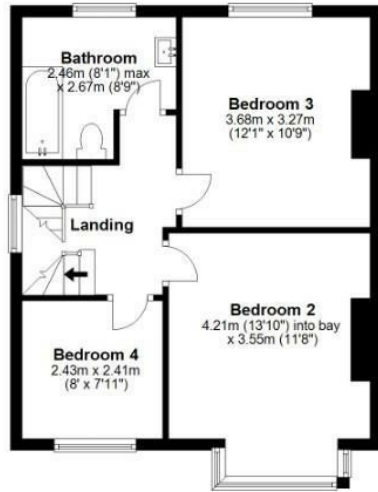
Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



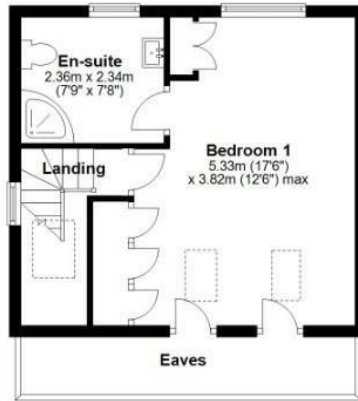
First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



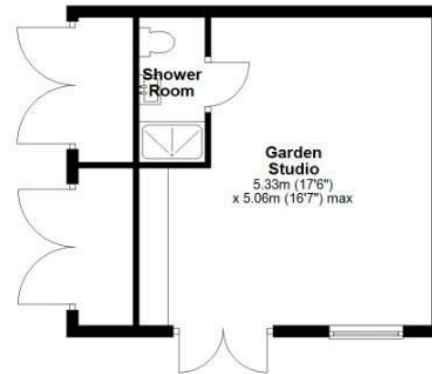
Second Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Outbuilding

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 188.0 sq. metres (2023.2 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		83
(81-91) B		
(69-80) C	67	
(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.



