



77 Park Lane, Histon, Cambridge, CB24 9JJ

Guide price £795,000



77 Park Lane

Histon, CB24 9JJ

- Detached house with no chain
- EPC rating C
- 4 bedrooms and 2 bathrooms
- Double garage
- Non-estate position



A 4-bedroom detached house of over 1600sq.ft with a double garage, in a non-estate position on one of the most popular roads in the village.

This detached family home does need some general cosmetic improvement but has a double-fronted design and well-planned layout and overlooks fields at the front.

On the ground floor, all the main rooms overlook the southwest-facing rear garden and are accessed from the central entrance hall, which is wide and welcoming, and has understairs storage and a downstairs cloakroom with WC. The living room is over 23ft and has a dual-aspect including sliding doors to the rear garden and a gas fireplace. French doors lead to the dining room, which also has doors to the garden.

The kitchen/breakfast room is an excellent size with plenty of fitted cupboards and worktops, there is a separate, good-sized, utility room with a door to outside.

Upstairs there is a large and open central landing. There are four double



bedrooms, The two bedrooms at the front enjoy lovely countryside views. The main bedroom has built-in storage and an en-suite bathroom, there is also a family bathroom both have white suites and wall-tiling.

There is gas central heating and double glazing.

The house has a broad frontage and a corner position, the front garden is mainly lawn. There is side access to the rear garden which is a good size, mainly laid to lawn with a patio adjoining the rear of the house. There are mature trees and hedging to the borders. Beyond the rear garden is a large double garage, with two off-road parking spaces in front.

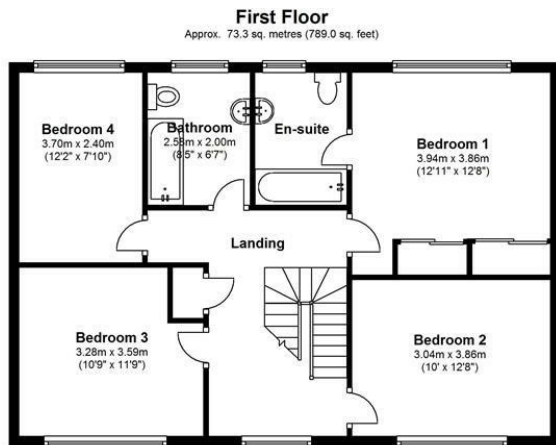
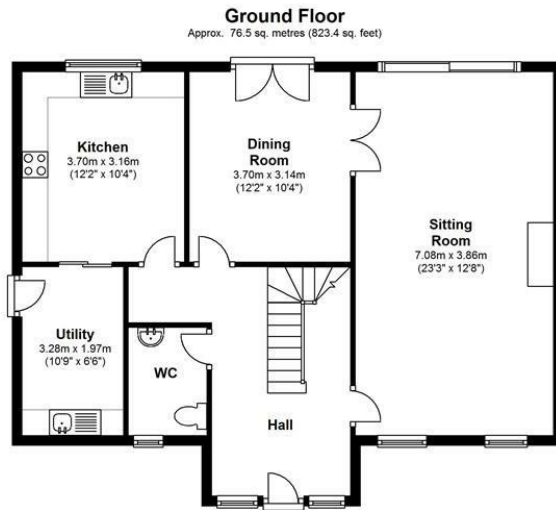
With a program of improvement, this property could provide a wonderful family home in one of the most popular villages in the area. Histon has a wide range of amenities including independent coffee shops, a post office, pubs, playgrounds, and two excellent schools. There are first-class sports and recreational facilities in the village too.

SAT NAV: CB24 9JJ

What3words: ///pound.protester.paddlers



Floor Plan



Total area: approx. 149.8 sq. metres (1612.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

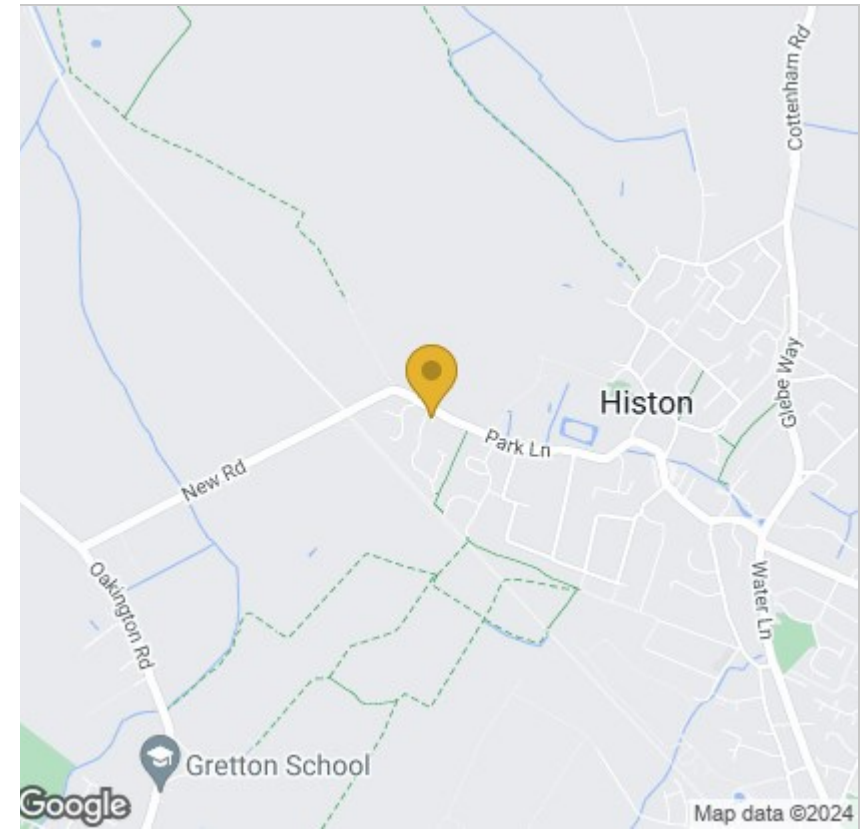
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

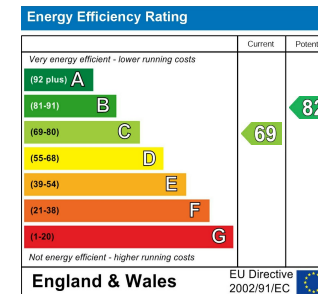
Council tax band: F

Agents note: The vendor is a director of Gray & Toynbee.

Area Map



Energy Efficiency Graph



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