

22 Station Road, Histon,
Cambridge, CB24 9LQ

Guide price £600,000



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- No chain
- Extended accommodation
- Great, central location
- Refitted kitchen and bathroom

An Edwardian semi-detached house, extended to provide 1174 sq. ft, of accommodation, situated in a wonderfully convenient location, in the very heart of the village.

This attractive bay-fronted house has been extended and refurbished to provide comfortable, spacious family living, blending modern comforts with original features.

The living room has a bay window to the front aspect and an attractive cast iron fireplace with a gas fire. The dining room has a useful understairs storage cupboard and an original cast iron fireplace. The kitchen has been refitted recently, and includes plenty of cabinets, worktops, an oven, hob and extractor, and wood-effect flooring; there is also a pantry/utility cupboard. A door from the kitchen leads to the garden room extension, which has stripped wood floorboards, wide glazed doors to the rear garden, and two large Velux windows in the vaulted ceiling.





There is a lobby with access to the garden and a cloakroom and WC. An entrance porch and hallway complete the ground floor.

On the first floor there are three bedrooms, all of which are an excellent size and with built-in storage. The main room is particularly impressive as it spans the width of the house and has two sash-style windows to the front aspect. The family bathroom has been refitted and has a shower over the bath, vanity basin, WC, attractive wall and floor tiling, and a towel rail.

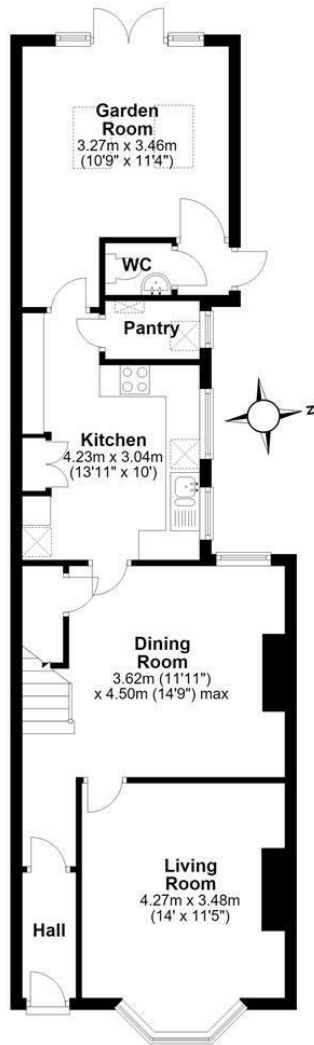
The house has gas central heating and sash-style replacement double glazing.

At the front there is a small garden with an attractive pathway to the front door. There is a side access leading to the good-sized rear garden, which is well-stocked and mature, with shrubs, plants and trees providing a good degree of privacy. There is a patio area adjoining the rear of the house.

What3words: ///save.cost.chimp

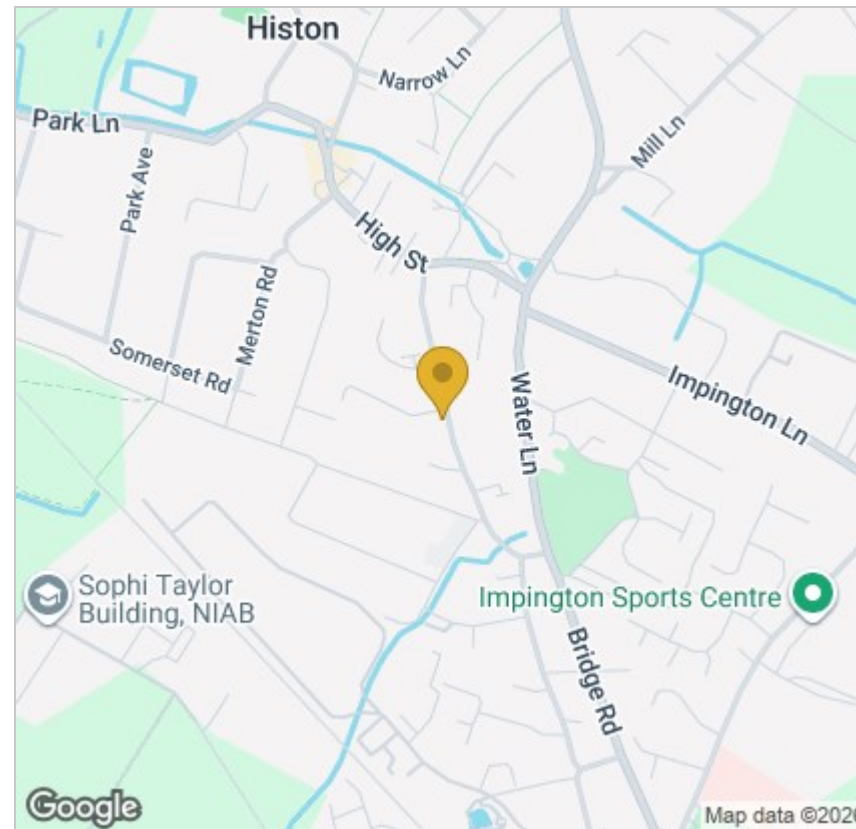
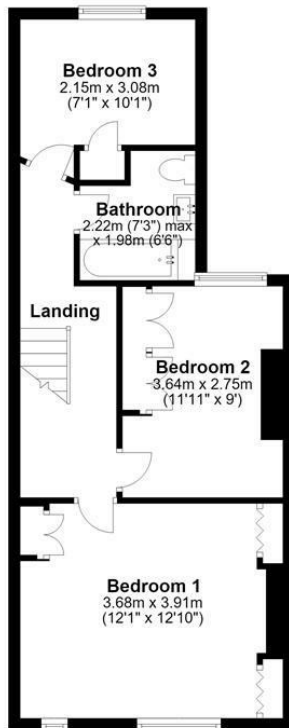


Ground Floor
Approx. 62.4 sq. metres (671.6 sq. feet)

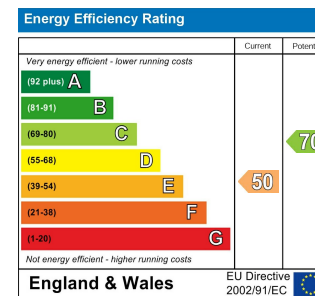


Total area: approx. 109.1 sq. metres (1174.0 sq. feet)

First Floor
Approx. 46.7 sq. metres (502.5 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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