



41 Station Road, Histon, Cambridge, CB24 9LQ
Guide Price £575,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM PROPERTY LOCATED WITHIN THIS NEAR CENTRAL POSITION WITHIN THE WELL-REGARDED VILLAGE OF HISTON.

- Semi-detached house
- 1057.2 sqft/98.2 sqm
- Gas fired central heating to radiators
- EPC-D/64
- 3 bedrooms, 2 reception rooms, 1 bathroom
- Constructed around the 1920s
- 0.15 acre plot
- Council tax band-C

Constructed around 1920, this semi-detached home has had previous planning approved for a first-floor rear extension above the existing single storey extension. Previous planning can be viewed at 20/02026/HFUL.

Measuring 1057.2 sqft/98.2 sqm, this semi-detached family home is located within a short walk of the Brook School and the many amenities nestled within the High Street.

To the ground floor, the property comprises an entrance hall with stairs leading to the first floor and a large open plan living room, and dining room with a wood burning stove. Accessible off the dining room is a spacious kitchen with feature glass splash back, space for a range style oven and hob and storage at both eye level and base level. Off the rear of the kitchen is a extension with a bedroom, a rear lobby providing convenient access to the garden and separate WC.

On the first floor there are two bedrooms which includes a walk in dressing room to bedroom one and a recently replaced shower room which is fully tiled and benefits from a large double enclosed shower, a low-level WC and a sink unit with a vanity below.

Externally, the property benefits from a gravel laid driveway to the front with a shared drive leading up to a set of double gates to the side. Beyond the gates is a large block paved driveway which leads towards the detached garage to the rear of the plot. The rear garden of the property measures in the region of 0.1 of an acre, is fully enclosed and laid predominantly to lawn.

Previous planning has been granted for the refurbishment of the existing garage with a pitch roof and replacement addition of a workshop/home office/ garden room. 20/03792/HFUL

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

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. 62.6 sq. metres (673.7 sq. feet)

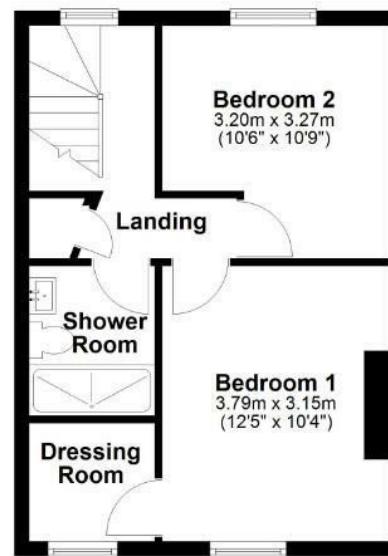


Total area: approx. 98.2 sq. metres (1057.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(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	

