



28 Narrow Lane, Histon, Cambridge, CB24 9HD  
Guide Price £600,000 Freehold



rah.co.uk  
01223 819300

**SOLD PRIOR TO FULL ADVERTISEMENT. THIS DETACHED BUNGALOW IS NESTLED WITHIN NARROW LANE, HISTON, A POPULAR RESIDENTIAL ROAD WITHIN A SHORT WALK OF THE MANY AMENITIES LOCATED WITHIN THIS WELL SERVED AND HIGHLY SOUGHT AFTER VILLAGE.**

- Detached bungalow
- 1156.2 sqft/107.4 sqm
- Constructed in the 1960s
- Driveway parking and garage
- Council tax band-E
- 3 bedrooms, 2 reception rooms, 1 bathroom
- 0.19 acre plot
- Gas fired central heating to radiators
- EPC-D/68

In brief, the property comprises of three bedrooms which includes a generous master bedroom benefitting from a separate dressing area and views across the expansive rear garden. There are two reception rooms with the property and this includes a 20ft lounge with double aspect windows to the front and side, as well as a conservatory off the kitchen which overlooks the rear garden. The kitchen offers good levels of storage, space for white goods and tiled splash back. Completing the property is a recently replaced shower room, accessible off the entrance hallway and ideal for those with limited mobility.

Externally, The property has a lovely frontage and is tucked away off a quiet road, providing access to just a handful of properties along Narrow Lane as well as access to Priors Close. 28 Narrow Lane benefits from a substantial driveway to the front and is largely laid to a mixture of gravel and concrete. A well established flower bed is located to the front of the plot and is accompanied by an array of shrubs and trees, providing additional privacy from the road. The rear garden of the property is fully enclosed and laid to a mixture of lawn and hard standing. Within the curtilage of the rear garden is a number of timber constructed sheds as well as a double tandem garage/workshop measuring 25' in length.

**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-E

**Fixtures and Fittings**

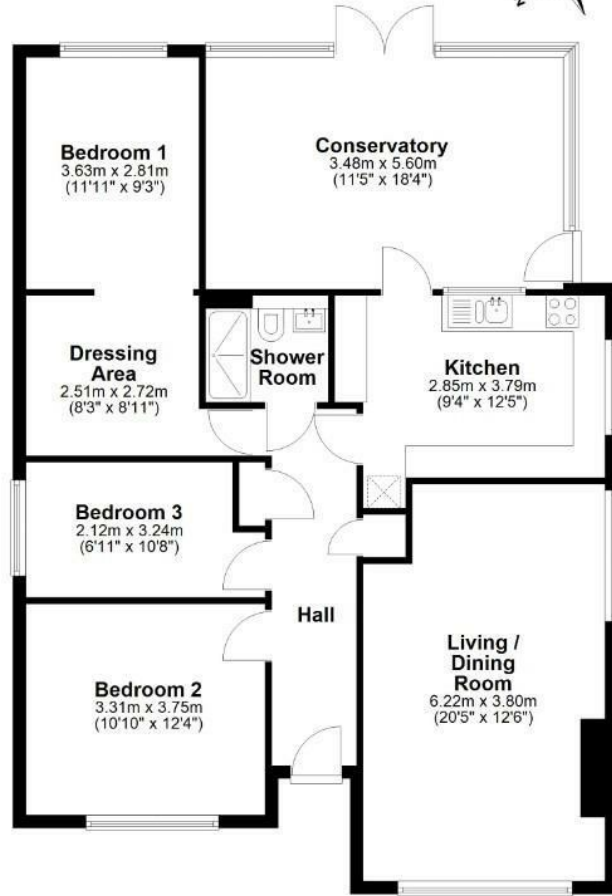
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

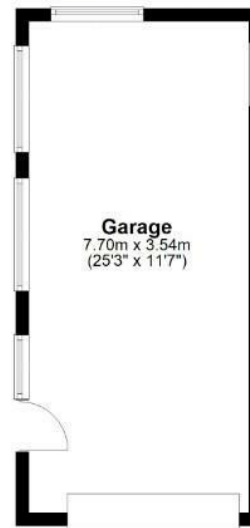
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



**Floor Plan**  
Approx. 107.4 sq. metres (1156.2 sq. feet)



**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 27.3 sq. metres (293.4 sq. feet)



Main area: Approx. 107.4 sq. metres (1156.2 sq. feet)  
Plus garages: approx. 27.3 sq. metres (293.4 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			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

