



**Cottenham Road, Histon Cambridge CB24 9ET**



**welcome to**

## **Cottenham Road, Histon Cambridge**

An attractive three bedroom semi detached house with a generous garden set back in this sought after position and village requiring updating with vast potential to extend, subject to the necessary permissions - available with no upward sales chain.

### **Porch**

Shallow arched porch with a replacement composite front door.

### **Entrance Hall**

Stairs to the first floor with a built in cupboard beneath housing the replaced gas fired boiler, gas and electric mains.

### **Living Room**

Bay windowed with a picture rail.

### **Dining/Family Room**

With a feature gas fireplace with an attractive surround, double French doors to the rear with windows to either side maximising the natural light into the rear of the accommodation.

### **Kitchen**

Basic units with work tops, sink and oven, gas hob and extractor hood with a window looking down the garden, side window and personal door.

### **First Floor**

Galleried landing with side window and loft access to the roof space.

### **Bedroom 1.**

With the front bay window and extensive built in wardrobes and a set of drawers.

### **Bedroom 2.**

A good double with a cupboard housing the hot water cylinder.

### **Bedroom 3.**

A single bedroom.

### **Bathroom**

A white three piece suite with frosted window.

### **Outside**

A part enclosed front garden sets the property back 8.21m providing off road parking. Ahead of the front garden and vehicular access the property owns part of the front mature border, running parallel with the front garden, providing an extra parking bay and screening the road.

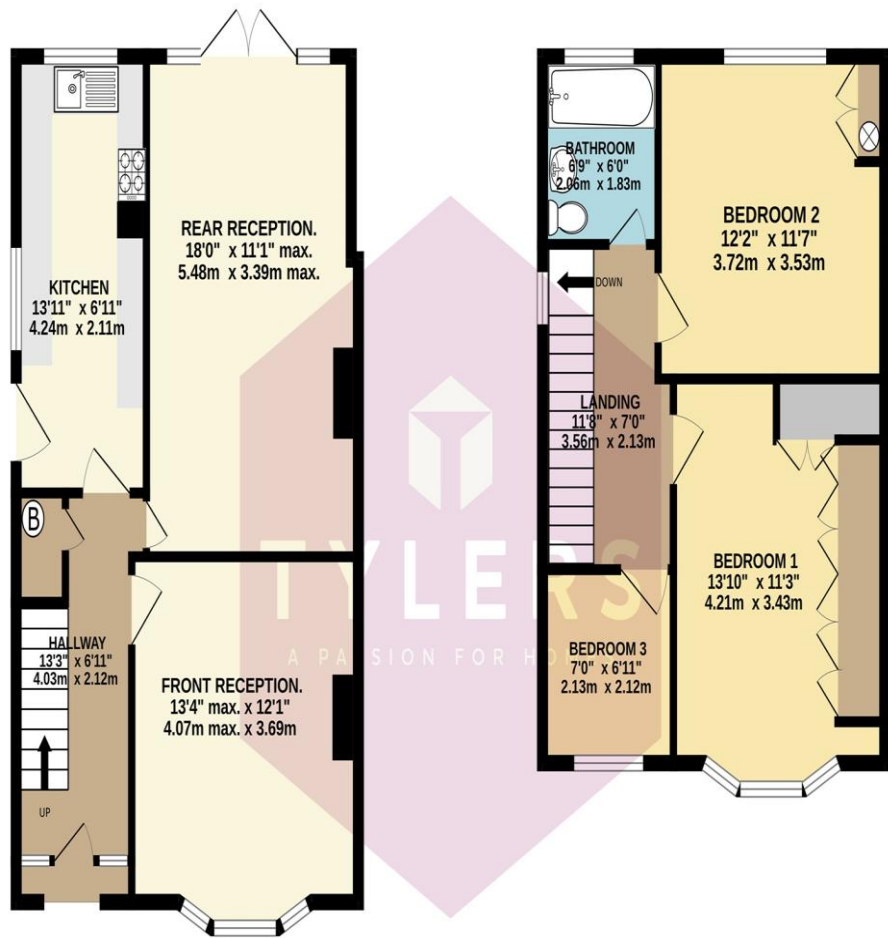
Gated side access leads to a feature long rear garden measuring approximately 27m x 8.20m wide with a brick built garage/store and replaced roof. a timber garden shed, a paved patio, lawn and shrubs and trees all backing onto a neighbours garden.

### **Agent's Note**

Council Tax Band C £2,065.16 for 2025.

GROUND FLOOR

1ST FLOOR



welcome to  
**Cottenham Road,  
Histon Cambridge**

- Three bedrooms.
- 26m long rear garden with garage.
- Set back private position with scope to update and change, subject to permissions.
- Requires updating throughout,
- Dining family room with feature fireplace and double doors to the garden.

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£465,000**



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**01223 214400**



[histon@tylers.net](mailto:histon@tylers.net)



19 High Street, CAMBRIDGE, Cambridgeshire,  
CB24 9JD



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