



89 Cottenham Road, Histon,
Cambridge, CB24 9ET

Guide price £630,000



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- Extended bungalow
- Large garden
- Great location for school
- No chain

An extended, semi-detached bungalow, with a large garden situated in a popular, non-estate location just moments from the school.

The property has excellent potential to extend and improve, and is offered with no chain.

This 3-bedroom bungalow has had a significant extension, resulting in spacious, versatile space that includes a lovely, large sitting room which has a triple aspect and garden views, a dining room which has doors to the garden and could be used as a fourth bedroom or a home office if required. The kitchen/breakfast room is fitted and has plenty of cupboards, worktops, a breakfast bar, and space for appliances, as well as a door to the outside. There is a long, wide hallway, which could provide space to create a staircase to the loft (subject to PP, etc.).

There are three bedrooms, two doubles at the front of the house, both with fitted cupboards and bay windows; the





main room has an en-suite shower room. The third room is a single room. The family shower room has been refitted.

The bungalow has double glazing and gas central heating.

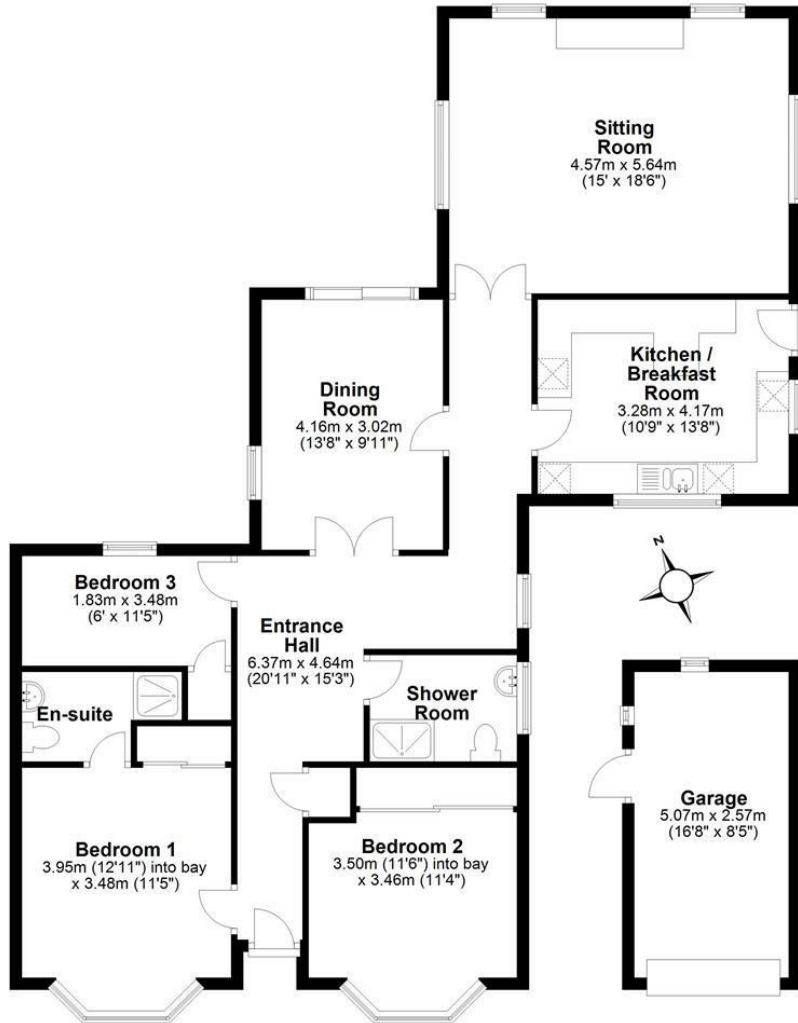
The front garden is a good size, and there is a block-paved driveway for parking and access to the garage. Side access leads to the large rear garden, which is mainly lawn and enclosed. There are beds and a patio.

What3words: ///incisions.volunteered.moth



Floor Plan

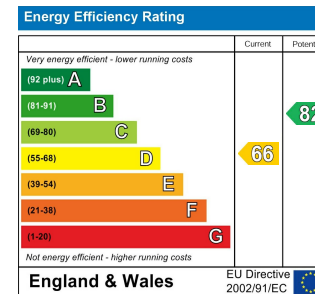
Main area: approx. 116.6 sq. metres (1255.0 sq. feet)
 Plus garages, approx. 13.0 sq. metres (140.0 sq. feet)



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Energy Efficiency Graph



Tenure: Freehold
 Council tax band: D

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