



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
- Garage Measuring 4235mm x 7398mm
- 3 bedrooms, 2 reception rooms, 1 bathroom
- Victorian House
- 0.15 acre plot
- Council tax band-C

This semi-detached Victorian 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 an 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





Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 64        |
| (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.

