



Histon Road, Cottenham  
CB24 8UF

Pocock + Shaw

59 Histon Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8UF

A very spacious and extended three bedroom family home in a non estate position with large front and rear gardens, backing onto farm land.

- Canopy porch and reception hall
- Cloaks WC
- Sitting room
- Family room
- Kitchen breakfast room
- Study/office
- Three bedrooms
- Family bathroom
- Large front and rear gardens
- Ample parking
- Potential to extend (subject to necessary planning)

Offers in region of £445,000



A very spacious and extended three bedroom family home, close to the village in a non estate position with large front and rear gardens, with off road parking for several vehicles.

With a large ground floor extension providing a second main reception room, and spacious kitchen breakfast room, and study.

The village centre is a short walk, and offers a number of amenities, highly regarded Primary school and village college.

**Canopy porch** Tiled floor.

**Glazed entrance door** Glazed side panel. Opening to:

**Reception hall** Stairs rising to the first floor, radiator door to:

**Cloaks WC** Fitted suite with vanity wash basin, single cupboard beneath, close coupled WC, window to the front. Heated towel rail radiator.

**Sitting room** 19'9" x 11'9" (6.02 m x 3.58 m) Window to the front, coved cornice, beech laminate flooring, two radiators. Fire place at present not in use. Double doors opening to:

**Family room** 15'0" x 14'8" (4.57 m x 4.47 m) Dual aspect windows to the rear and side, glazed door to the rear garden. Two radiators.

**Kitchen breakfast room** 13'5" x 12'11" (4.09 m x 3.94 m) A good sized room with well fitted range of units, integrated fridge freezer, work surface with inset composite one and a quarter bowl single drainer sink unit, mixer tap. Base units, and space and plumbing for dishwasher and washing machine. Space for range style cooker, and canopy extractor above. Range of matching wall mounted cupboards and central breakfast bar. Window to the rear, door to side passage way.

**Study/Office** 14'0" x 8'6" (4.27 m x 2.59 m) Glazed door and window to the rear.

**First floor landing** Window to the rear, radiator, access to loft space with ladder. Single airing cupboard with hot water cylinder.

**Bedroom one** 12'4" x 9'8" (3.76 m x 2.95 m) Window to the front, double fitted wardrobe, coved cornice, radiator.

**Bedroom two** 11'11" x 10'4" (3.63 m x 3.15 m) Window to the front, double fitted wardrobe, coved cornice, radiator.

**Bedroom three** 9'3" x 8'11" (2.82 m x 2.72 m) Window to the rear, coved cornice, radiator.

**Bathroom** Fitted suite with vanity wash basin, double cupboard beneath, close coupled WC and bath, mixer tap and fitted shower above. Heated towel rail radiator, part ceramic tiled splashback and window to the rear.

**Outside** To the front the property is set well back from the road, with a large driveway leading to the garage and lawn area. Covered side passage way.

**Garage** 20'8" x 8'6" (6.30 m x 2.59 m) Single up and over door.

**Rear garden** A large garden with main lower, patio and further lower patio area. Flower and shrub borders. Open farmland to the rear.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





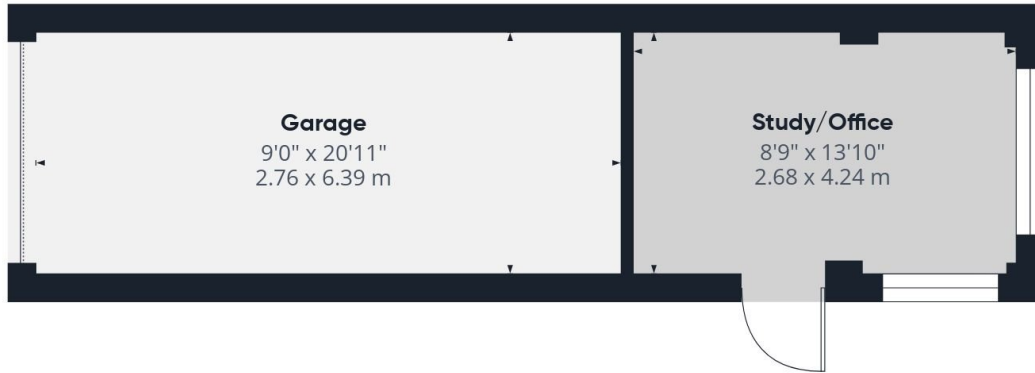
**Pocock + Shaw**

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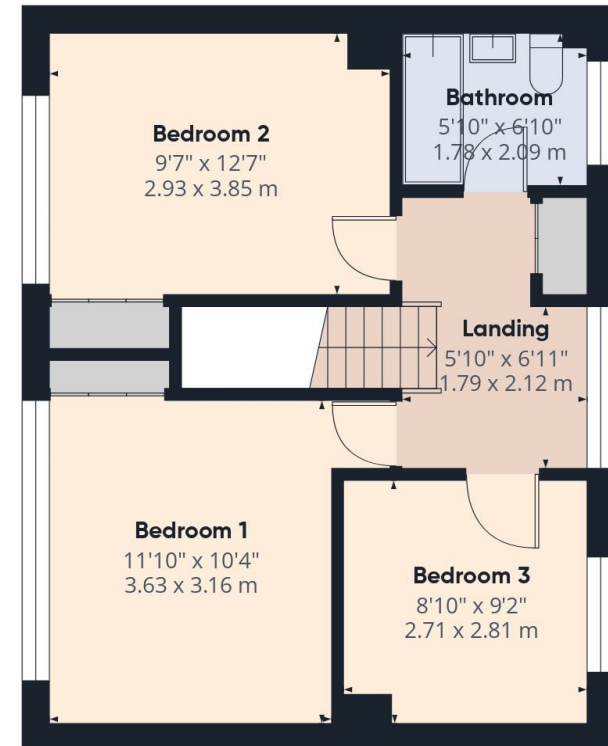
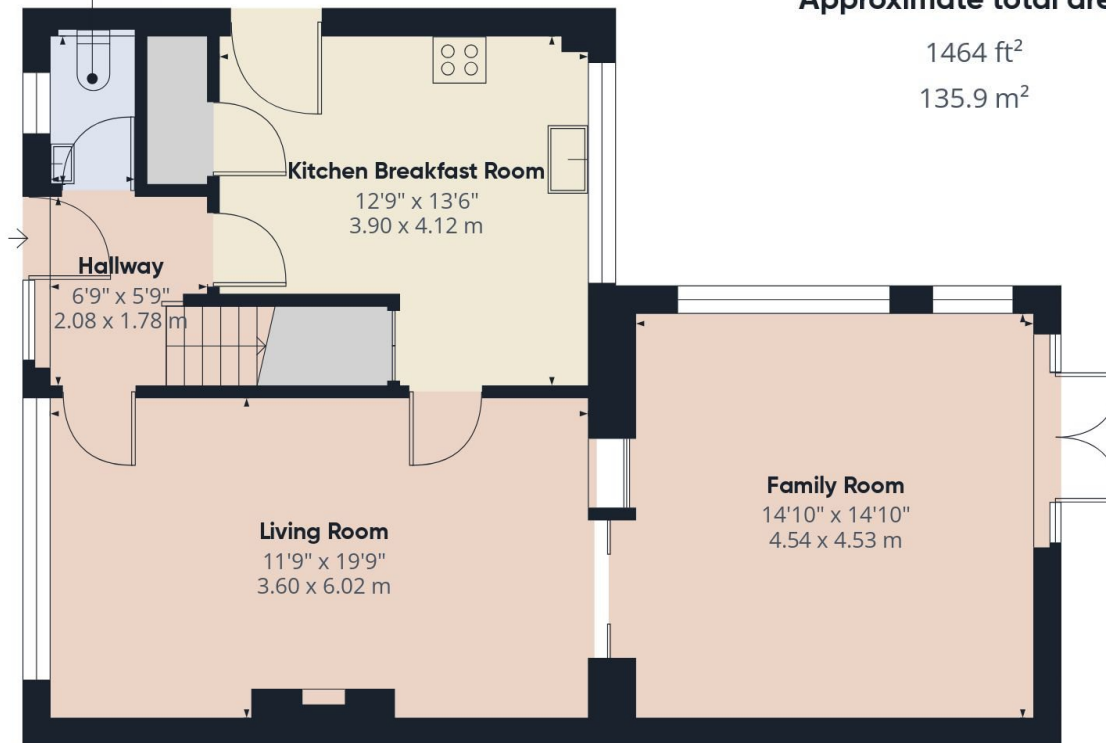


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**WC**  
5'4" x 3'4"  
1.63 x 1.03 m

Approximate total area<sup>1</sup>

1464 ft<sup>2</sup>  
135.9 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested