

23 Station Road, Histon, Cambridge, CB24 9LQ

Guide Price £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

CONSTRUCTED IN THE EARLY 1900'S THIS END OF TERRACE HOME HAS BEEN EXTENDED SEVERAL TIMES OVER THE YEARS, MOST RECENTLY A GARAGE CONVERSION TO PROVIDE FURTHER RECEPTION SPACE AND A WELCOMING/SPACIOUS ENTRANCE HALL.

- End of terrace house
- Constructed in the early 1900s
- Gas fired central heating to radiators
- EPC-D/61
- 3 bedrooms, 3 bathrooms, 4 reception rooms
- 1676.9 sqft/155.8 sqm
- Driveway parking
- Council tax band-E

Having been extended on several occasions and most recently, renovated throughout, this turn-key home measures 155.8 sqm / 1676.9 sqft and provides generous living space across two floors.

To the ground floor, the property comprises a large welcoming entrance hall which leads into a spacious kitchen/breakfast room. The kitchen/breakfast room benefits from storage at both eye/level and base level, copious amounts of worktop space, a breakfast bar area and integrated appliances which includes a double oven, a microwave, a electric hob and a dishwasher. The property benefits from four reception rooms which includes a 22'5" living room, a dining room accessible of the kitchen and benefitting from French doors opening onto the garden, a conservatory with a recently replaced roof and a study/playroom in the recently converted garage. Off the dining room is a delightful shower room, installed to give the property longevity with the potential to re-purpose the current dining room into a ground floor, fourth bedroom. Completing the ground floor is a utility/boot room with storage and space for both a washing machine and a tumble dryer.

To the first floor the property has an oversized landing area with a window to the rear which could make for a splendid study area overlooking the rear garden. The property benefits from three double bedrooms, each with built in wardrobes and includes a delightful master bedroom with its own en-suite shower room. Completing the first floor is a renovated family bathroom suite with walk in shower, panelled bath, pedestal sink and a low level WC.

Externally, the property has a block paved driveway to the front providing off road parking. To the side is a shared passageway which is shared with the neighbouring property. The rear garden is a delightful courtyard garden, easily maintained and ideal for alfresco dining in the warmer months of the year.

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

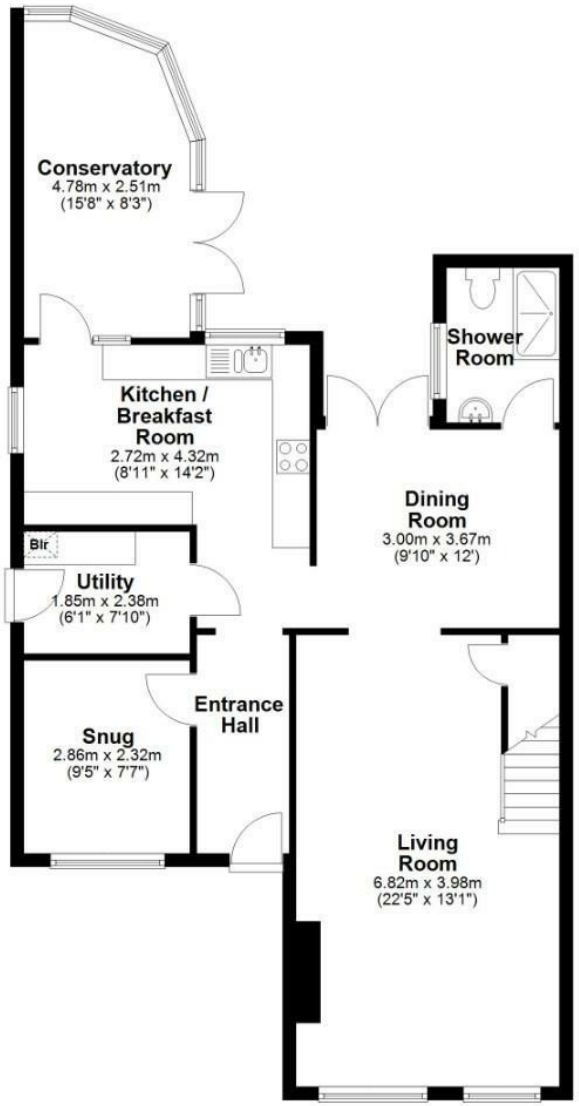






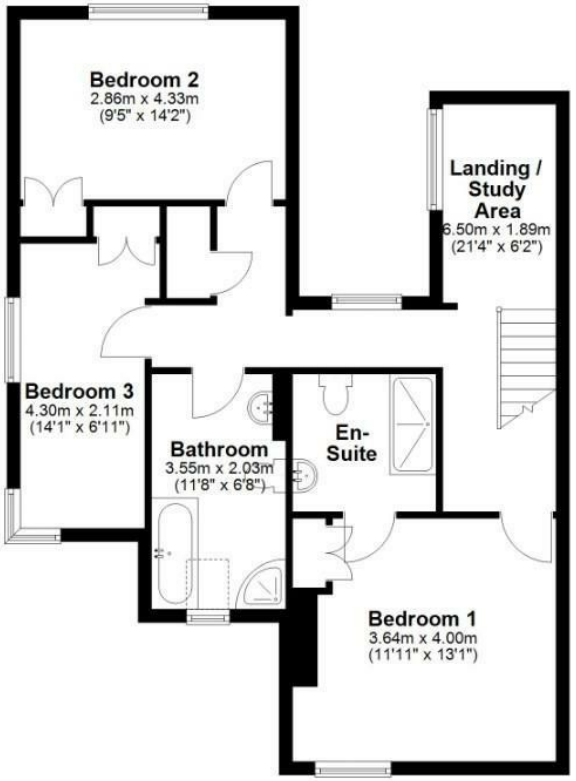
Ground Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



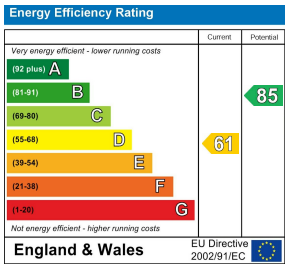
First Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 155.8 sq. metres (1676.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.















