



Melvin Way, Histon Cambridge
Offers in Excess of £475,000 Freehold

**Sharman
Quinney**

Key Features



- Detached family home
- Three well-proportioned bedrooms
- Formal dining room and separate living room
- Well-appointed master bedroom
- Detached garage with driveway parking
- Private rear garden
- Desirable location

The ground floor features a welcoming entrance hall with a WC to the left. To the right is the bright living room offering versatile furniture layout, while to the rear, you'll find the kitchen and dining room. The ground floor offers a practical and well-connected layout for everyday living and entertaining.

Upstairs the property offers three well-proportioned bedrooms, including a spacious double master bedroom. The third bedroom provides a versatile space, ideal for use as a children's room, home office, or study. Serving the upstairs is the fully tiled family bathroom, including a walk-in shower, bathtub and hand basin.



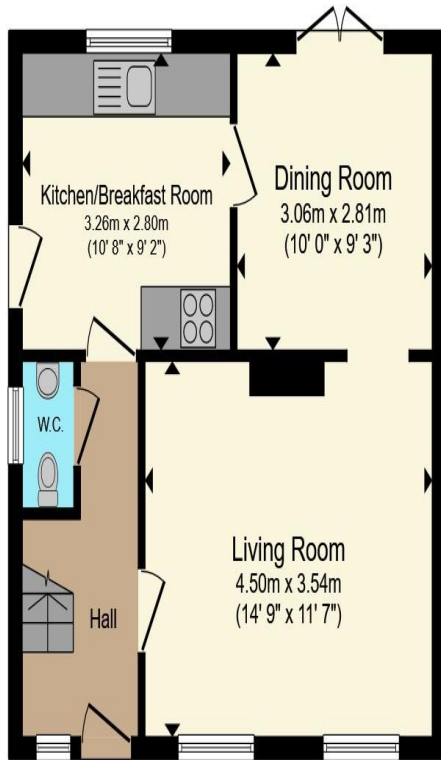
Externally, the property is set back from the road and benefits from a private driveway leading to the detached garage.

The garage is fitted with lighting, power and electrics, making it suitable for a range of uses such as storage, a workshop, or hobby space. The rear garden is fully enclosed, providing a private and secure outdoor space.

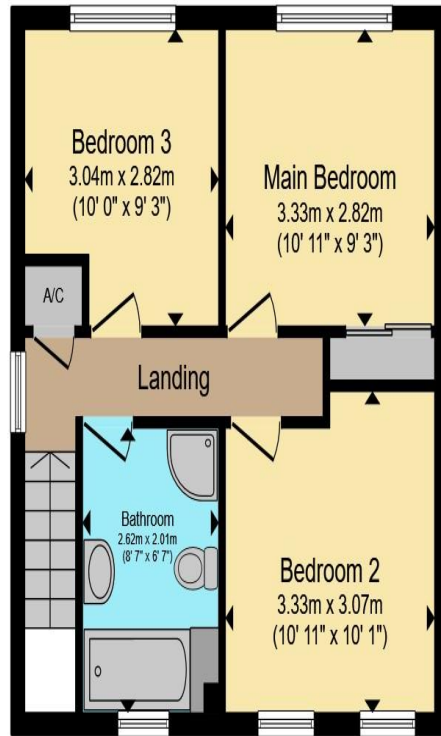
Histon is a popular village located just north of Cambridge. It offers a strong community feel with a range of local shops, cafes, pubs and well-regarded schools such as Impington Village College rated Outstanding by Ofsted in 2025. The village also benefits from excellent transport links to Cambridge city centre, Cambridge North station and surrounding areas.

Although the property requires modernisation and updating, this property on Melvin Way proves to be a fantastic opportunity for first-time buyers, home movers and those looking to put their own on an attractive family home.

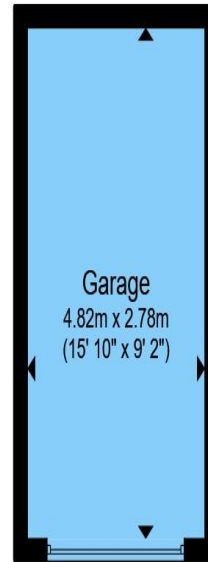




Ground Floor



First Floor



Garage

Measurements

Kitchen - 3.26m x 2.80m / 10'8 x 9'2

Living room - 4.50m x 3.54m / 14'9 x 11'7

Dining room - 3.06m x 2.81m / 10'0 x 9'3

Bedroom one - 3.33m x 2.82m / 10'11 x 9'3

Bedroom two - 3.33m x 3.07m / 10'11 x 10'1

Bedroom three - 3.04 x 2.82m / 10'0 x 9'3

Bathroom - 2.62m x 2.01m / 8'7 x 6'7

Garage - 4.82m x 2.78m / 15'10 x 9'2

Total floor area 96.1 m² (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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