



Alstead Road, Histon  
CB24 9EX

**Pocock + Shaw**

20 Alstead Road  
Histon  
Cambridge  
Cambridgeshire  
CB24 9EX

A beautifully proportioned and light filled detached family home with 3 good sized bedrooms, well positioned on a mature corner plot with potential to extend (STP). The property is offered without an onward chain and is situated in a popular residential location to the north of this ever popular village.

- 3 bedroom detached
- Potential to extend
- Mature corner plot
- Offered with no onward chain
- Off road parking and garage
- Close to excellent schooling

Offers Around £595,000



The village has excellent public transport links, both regular bus routes into Cambridge, and the Guided Busway. Cambridge North station is only 3 miles away and provides direct fast services to Cambridge and London. There is also easy access to the A14 and M11, which connect to the A1, M1 and M6.

In walking distance of 20 Alstead Rd is the Histon & Impington Brook and Park Primary School. This school feeds into Impington Village College. Both schools have been awarded an overall 'Outstanding' grade by Ofsted. So too has the Wendy House Day nursery and pre-School in nearby Impington.

There is a selection of well regarded pubs, restaurants and cafes in the village including Raymond Blanc's Gastro Pub The Boot Brasserie, Red Lion pub, Stir Café and the Indian Ocean restaurant along with the Holiday Inn hotel.

**Entrance hall** With double glazed door and windows to front, stairs to first floor, radiator, large understairs storage cupboard.

**Sitting room** With double glazed windows to two aspects, two radiators, open fireplace with York stone surround, wall light points, pair of glazed doors to dining room.

**Dining room** With double glazed sliding doors to conservatory, radiator, double glazed window to side.

**Conservatory** With range of double glazed windows overlooking the garden, double glazed door to side.

**Kitchen/Breakfast room** With range of fitted wall and base units, extensive work tops with inset sink and mixer tap, built in double oven, electric hob with canopy hood over, tiled splashbacks, double glazed window to rear, two radiators, shelved cupboard, further pantry cupboard, door to utility room.

**Utility room** With double glazed window to side, double glazed door to garden, tiled flooring, power and light, door to garage and door to cloakroom.

**Cloakroom** With wash handbasin, low level WC, tiled flooring, double glazed window to rear.

## First Floor

**Landing** With double glazed window to side, loft access, radiator, airing cupboard with Vaillant central heating boiler.

**Bedroom 1** With double glazed window to two aspects, radiator, built in double wardrobe.

**Bedroom 2** With built in double wardrobe, double glazed window to rear, radiator.

**Bedroom 3** With double glazed window to front, radiator.

**Shower room** With refitted suite comprising vanity wash handbasin and mixer tap, glazed shower enclosure, wall mounted shower and controls, double glazed window to rear, tiled walls, chrome heated towel rail.

**Separate WC** With low level WC, double glazed window to side, radiator.

**Outside** Block paved driveway offering parking for two cars leading to a garage (17'8 x 9') with power and light and remote controlled roller door. The front garden is mainly laid to lawn and enclosed with mature hedging with well stocked flower and shrub beds. Gated side access to the rear garden measuring 50' x 38'. Beautifully landscaped rear garden enclosed with panel fencing and screened behind mature evergreens, well stocked flower and shrub beds, inset fish pond, paved seating area and timber shed to remain.

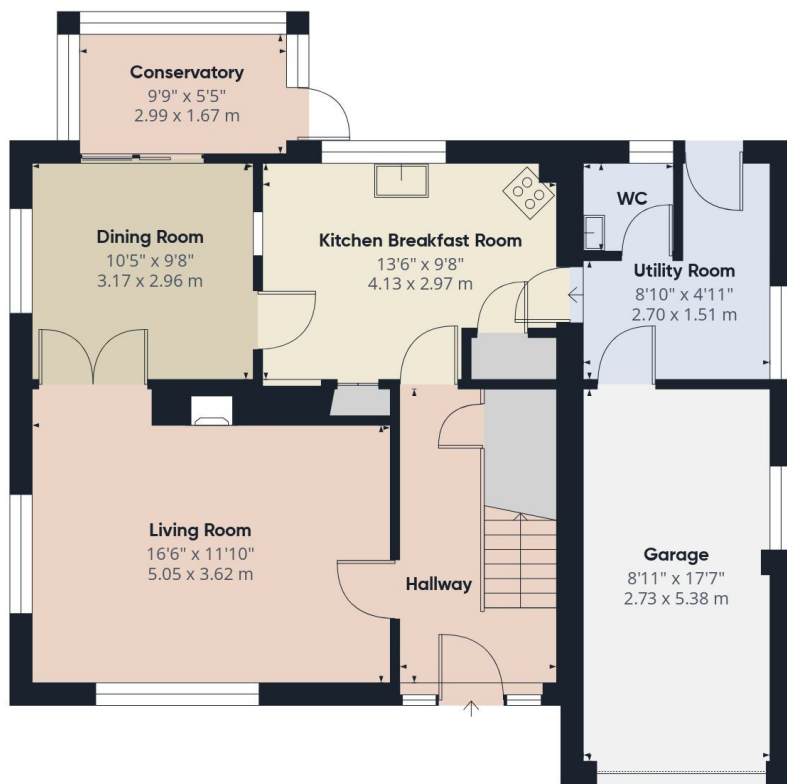
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band E

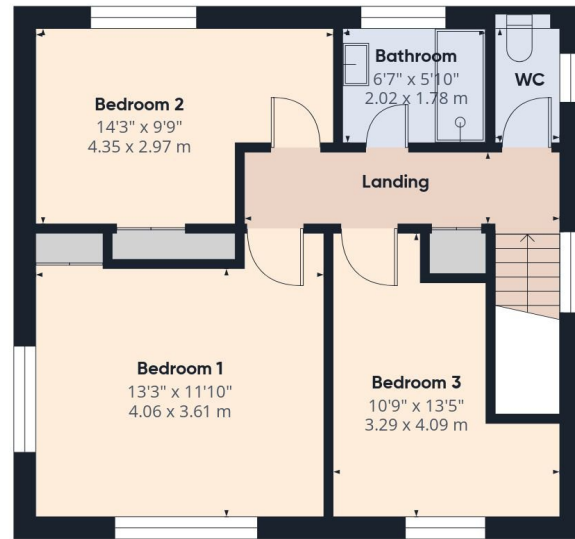
**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

1384 ft<sup>2</sup>  
128.6 m<sup>2</sup>



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 71      | 78        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |



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