



52 PARK AVENUE, HISTON, CAMBRIDGE, CAMBRIDGESHIRE, CB24 9JU

Asking Price £525,000

[TYLERS.NET](https://www.tylers.net)



An extended bay fronted 1930's three bedroom semi detached family home with a large garden in a prime position within the village offering scope for further improvement.



#### 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 the city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes.

- Bay Fronted Semi Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Large Garden
- Driveway and Garage
- In need of some modernisation
- Prime Location within Histon
- No Chain



Description

A 1930's extended three-bedroom semidetached family home in need of some updating offered with no upward chain. There is a welcoming Entrance Hall with stairs leading to the first floor. Storage facility. Double glazed window to side aspect. Cupboard leading under the stairs housing the gas meter and fuse box. Doors to: - Lounge with double glazed bay window to front aspect. Chimney breast. Radiator. Sliding door to: - Family Room with fireplace and wall mounted gas fire. TV aerial points. Door to the hallway. Opening to: - Dining Area with double glazed window to rear aspect overlooking the garden. Kitchen comprising of a stainless-steel sink unit in front of double-glazed window to rear aspect. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Electric cooker point. Wall mounted gas boiler. Part glazed door leading out to the side. On the first floor there is a Landing with loft access. Double glazed window to side aspect. Doors to: - Three bedrooms, two doubles and a single. Bathroom comprising of a close coupled W.C. Vanity wash hand basin. Space saver panelled bath. Radiator. Opaque double-glazed window to front aspect. Outside the property has a driveway providing off road parking leading to a single garage.

Entrance Hall

Living Room

11'9" x 11' (3.58m x 3.35m)

Family Room

11' x 11' (3.35m x 3.35m)

Dining Area

6'4" x 10'7" (1.93m x 3.23m)

Kitchen

12'5" x 6'7" (3.78m x 2m)

First Floor Landing

Bedroom 1

11'1" x 10'10" (3.38m x 3.3m)

Bedroom 2

11'1" x 11'1" (3.38m x 3.38m)

Bedroom 3

7'5" x 6'8" (2.26m x 2.03m)

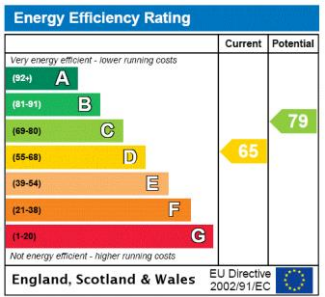
Bathroom

Front Garden

The front garden area is open planned with a mature hedge row along with flowers and borders.

Rear Garden

The rear garden is good size and is split into two distinctive areas.



GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



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