



Cottenham Road, Histon Cambridge CB24 9ET



welcome to

Cottenham Road, Histon Cambridge

A three bedroom non-estate link detached home with driveway, a tandem length garage and a good size rear garden available with the distinct advantage of no onward sales chain.

Open Storm Porch

With a double glazed door with windows alongside.

Entrance Hall

Stairs to the first floor with a built in cupboard beneath, wood effect flooring.

Lounge/Dining Room

24' 3" x 10' 11" (7.39m x 3.33m)

L shaped with a snug/study area, twin aspect windows and patio doors overlooking the private rear garden.

Kitchen

10' 11" x 9' 4" (3.33m x 2.84m)

Comprising a good number of cupboard units with round edged work top, splash back tiling, inset one and a half bowl sink and drainer, integral gas hob and concealed extractor hood, built in oven, concealed fridge and freezer, dishwasher and bins with plumb and space for an appliance, broad front facing window, glazed side personal door, tiled floor, cup housing the Baxi boiler.

First Floor

Window alongside the stairway maximises the natural light into the landing area.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

A good double to the rear with a private outlook and built in double wardrobe.

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

Another double with built in wardrobe.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

A single bedroom with a built in airing cupboard housing the hot water cylinder and a side facing window.

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

A white suite comprising a panelled bath with shower over and screen, pedestal wash handbasin, twin frosted windows, splash back tiling and a tiled floor.

Separate W.C

5' 8" x 2' 8" (1.73m x 0.81m)

Tiled floor and frosted window.

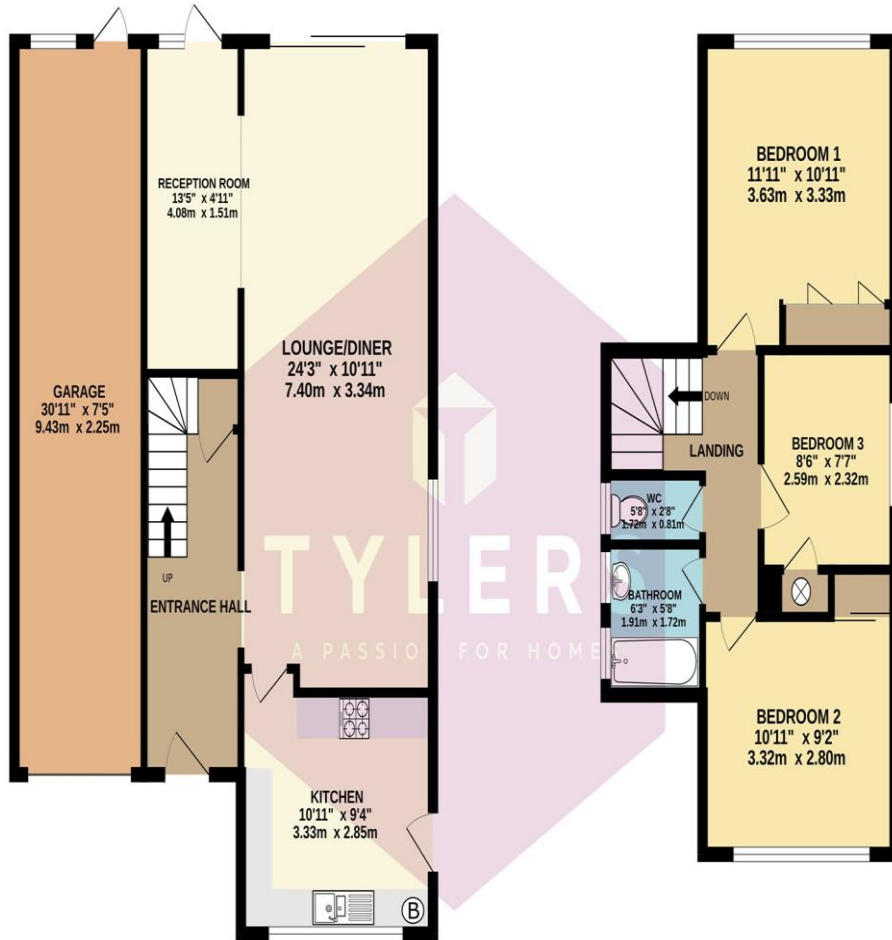
Outside

A front garden sets the property back approximately 39.37ft (12m) with a block paved and paved driveway providing parking for three vehicles Infront of a tandem long garage measuring approximately 30.91ft (9.42m) long with the electric mains, up and over door, rear window and rear door access.

Side gated access leads to a mature feature rear garden measuring approximately 95.14ft (29m) x 29.20ft (8.90m) wide laid principally to lawn and pathway with mature shrubs, plants and trees.

GROUND FLOOR

1ST FLOOR



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welcome to
Cottenham Road,
Histon Cambridge

- Three bedrooms - two good double bedrooms.
- Refitted kitchen.
- Driveway parking for two/three vehicles.
- Triple length garage.
- Feature long rear garden of approx. 27m/89ft.

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£510,000



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Property Ref:
HIS100055 - 0004

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