



8 Alstead Road, Histon, Cambridge, CB24 9EX

Guide Price £675,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM BUNGALOW, WHICH HAS BEEN FULLY RENOVATED AND PROVIDES GENEROUS LEVELS OF ACCOMMODATION OVER ONE LEVEL.

- Detached bungalow
- 1173 sqft / 109.5 sqm
- Gas-fired central heating to underfloor
- Front and rear garden
- Council tax band - E
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Constructed in the 1960s
- Driveway parking
- EPC - E / 47
- Plot size - approx 0.09 acres

Nestled to the end of this quiet cul-de-sac, this well-proportioned home has been cleverly re-configured by the current owners and is in delightful decorative order throughout.

The property comprises of two reception rooms, which includes a spacious living room with large window to the front drawing in copious amounts of natural light and a second reception room with double doors opening out to the rear garden, which could be used as a library, study or a formal dining room. The open-plan kitchen/dining room has a large, vaulted ceiling with exposed beams and Velux windows providing a light and airy family space. The kitchen has not long been replaced and has a quartz worksurface, butler style sink, shaker unit cabinetry and space for a large range cooker with an extractor above.

With three double bedrooms, the property is ideal for families as well as those looking to downsize and benefit from accommodation over one level. The bathroom that serves all three bedrooms has not long been replaced and has been fully tiled, has a walk-in shower with a brushed brass shower with a waterfall shower head and accessories.

The large entrance hall has two storage cupboards built in, and engineered wood runs through the whole of the property with exception of the bathroom which has tiled flooring. There is underfloor heating throughout this property.

Externally, the property has a front lawn area with driveway parking for two cars. The rear garden is fully enclosed, laid predominantly to lawn and has a decked area off the dining room with a pergola above.. There is also a timber shed.

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

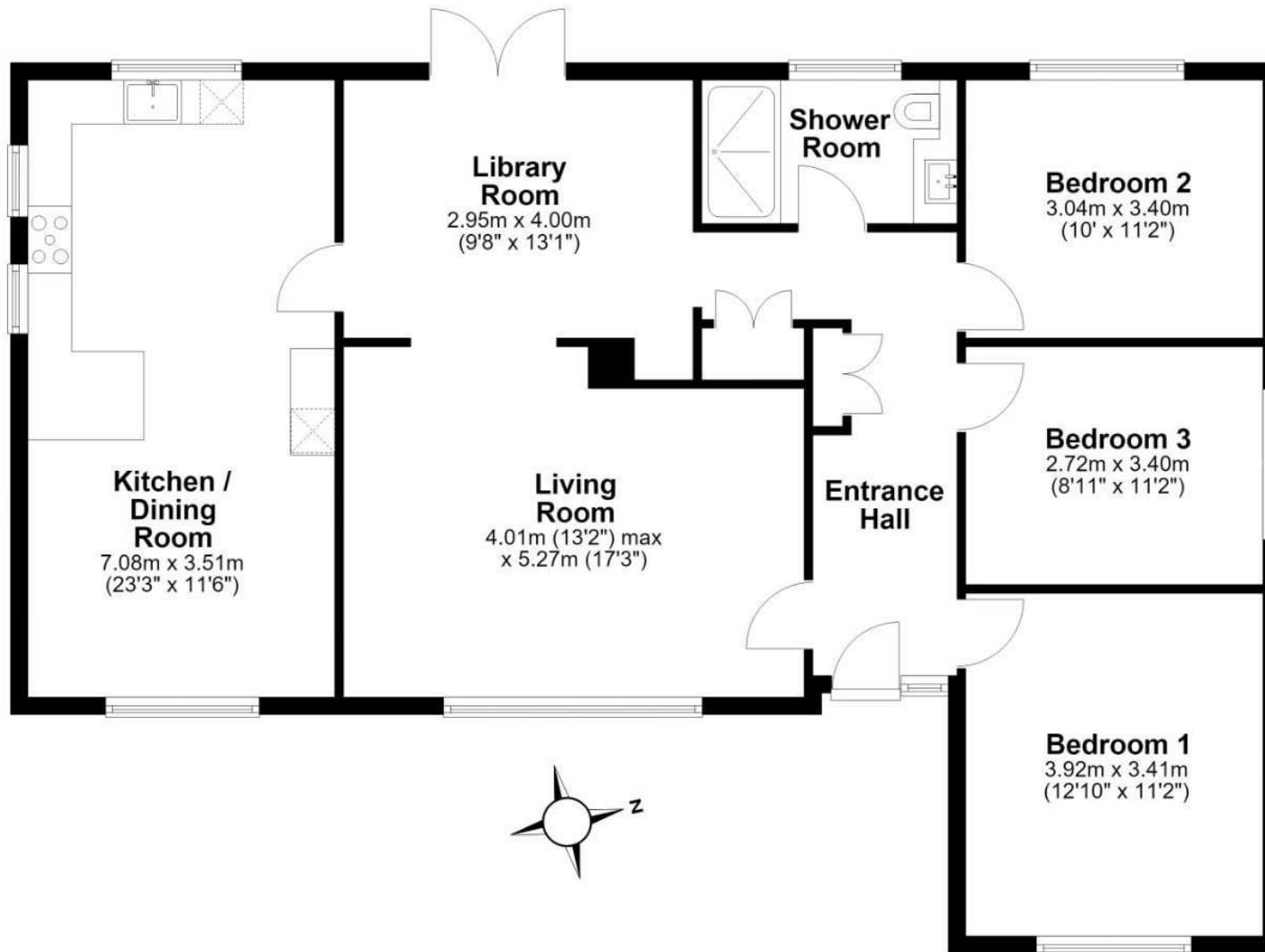
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 109.0 sq. metres (1173.0 sq. feet)



Total area: approx. 109.0 sq. metres (1173.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		



