



2 Winders Lane, Histon, Cambridge, CB24 9EZ
Guide Price £950,000 Freehold



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LOCATED ALONG WINDERS LANE, HISTON, THIS DETACHED THREE-BEDROOM HOUSE OCCUPIES AN UNUSUALLY LARGE 0.26 ACRE PLOT AND OFFERS POTENTIAL FOR EXPANSION SUBJECT TO THE RELEVANT PLANNING BEING GRANTED.

- Detached House
- 1523.3 sqft / 141.5 sqm
- Gas-fired heating to radiators
- In-and-out driveway
- EPC - D / 57
- 3 bedrooms, 2 reception rooms, 1 bathroom
- Constructed in the 1950s
- Garage and outbuilding
- Plot size - approx 0.26acre plot
- No chain

Set back from this quiet lane and accessible via an in-and-out gravelled driveway, this large three-bedroom home measures 1523.3 sqft / 141.5 sqm and is available to purchase with the added benefit of no onward chain.

To the ground floor, the property benefits from a large entrance hall with storage beneath the stairs and a convenient separate WC adjoining. The property benefits from two large reception rooms, which include a triple aspect living room with parquet flooring, sliding doors opening onto the garden, and a box bay window to the front. The second reception room is a double aspect formal dining room with parquet flooring and a door opening into the rear garden. Completing the ground floor is a generous kitchen/breakfast room, filled with an abundance of natural light courtesy of the large window overlooking the rear garden and the Velux windows above. Within the kitchen is a low-level breakfast bar, storage at both eye-level and base-level, as well as space for all the essential white goods.

To the first floor, the property has three double bedrooms, which includes a delightful master bedroom with triple aspect windows and exposed floorboards. Completing the first floor is a family bathroom with both a walk-in shower and a bath, and a separate WC.

Externally, the property occupies a generous 0.26acre plot with an in-and-out gravel laid driveway to the front, a lawn area and several mature trees offering privacy from the lane. Off the driveway is an integral single garage and a covered car port area to the side. The rear garden is ideal for growing families with mature trees and shrubbery located along each of the borders and a substantial lawn area ideal for wearing out young children. To the rear of the property is a substantial outbuilding of breeze block construction with a pitched roof, measuring 28'4" in length and 15'6" in width.

Agent's Note

To the front of the plot are three trees, which each have tree preservation orders on them.

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.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band -

Fixtures and Fittings

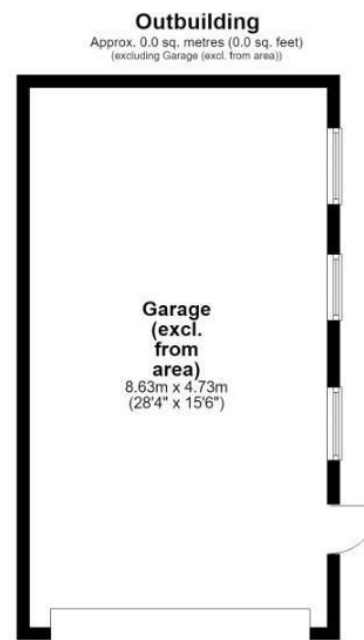
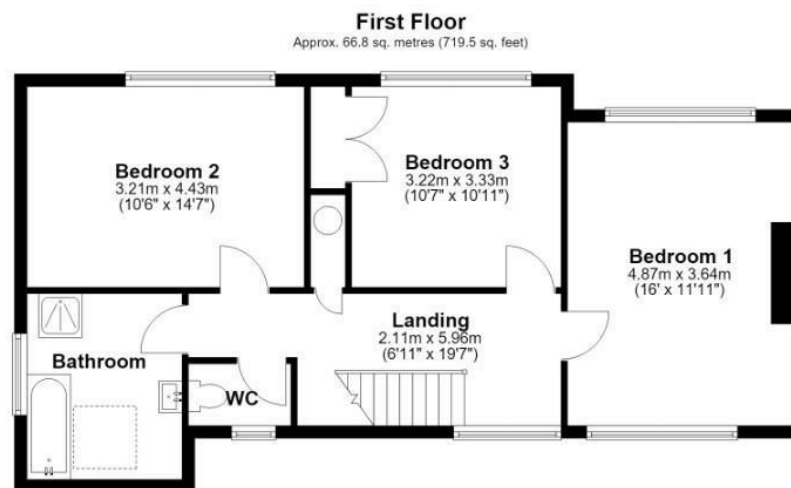
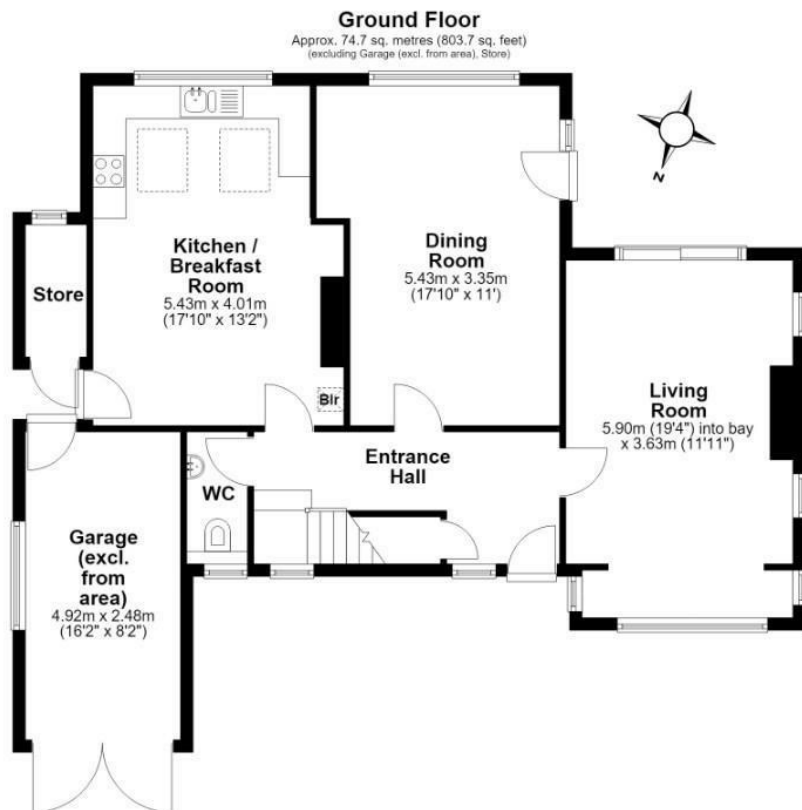
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 141.5 sq. metres (1523.3 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		
		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



