



West Road Histon Cambridge CB24 9LH

welcome to

West Road, Histon Cambridge

A well-presented two-bedroom semi-detached house in Histon, Cambridge, offering two reception rooms, a conservatory-style dining area, mature garden, garage and excellent access to local schools, amenities and guided bus links into central Cambridge and Addenbrooke's Hospital.

Entrance Porch

A bright and practical entrance porch with dual-aspect windows, laminate flooring, and excellent space for coats and shoe storage, providing an ideal introduction to the home

Hallway

A spacious entrance hallway with stairs leading to the first-floor accommodation and access to the living room, creating a practical and inviting flow through the home.

Living Room

A comfortable living room featuring a log-burning stove, front aspect window, radiator and fitted carpet. Glazed door leading through to the dining room.

Dining Room

A well-proportioned dining room featuring a fireplace, radiator, and double glazed French doors opening into the conservatory. Doorway leading through to the kitchen.

Kitchen

Fitted with a range of eye and base level units, the kitchen benefits from a double glazed side aspect window and integrated appliances including an electric oven, gas hob and fridge freezer.

Cloakroom

Accessed from the conservatory, the cloakroom comprises a low-level WC and wash hand basin, with tiled walls and a double glazed side aspect window

Conservatory

Located to the rear of the property, the conservatory is a versatile reception space of half-brick and double glazed construction, with French doors opening onto the rear garden.

Bedroom One

A spacious double bedroom featuring a front aspect double glazed window, radiator and fitted wardrobes. A door leads through to an adjoining dressing area with vanity wash hand basin and a further front aspect window.

Bedroom Two

A well-proportioned bedroom featuring a rear aspect double glazed window and radiator.

Bathroom

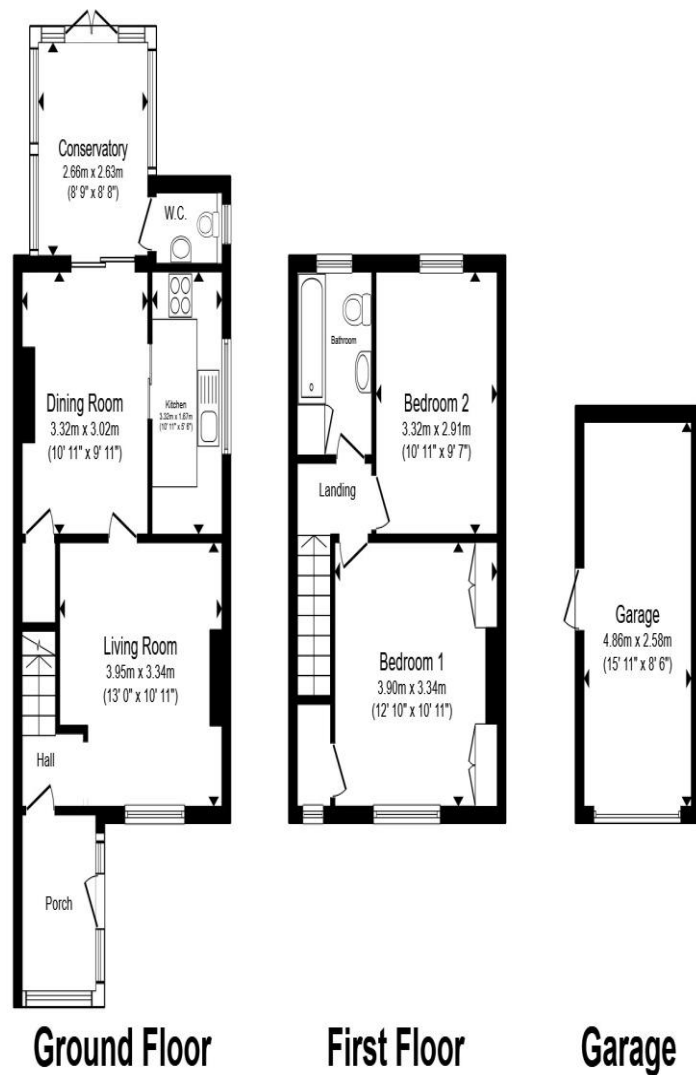
A spacious family bathroom fitted with a P-shaped bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled walls, radiator, and a rear aspect double glazed window.

Rear Garden

A secure and generously sized rear garden featuring a block paved patio and pathway, complemented by mature trees and established planting. The garden provides side access and direct access to the single garage located at the rear of the property.

Parking & Garage

Vehicle access is provided via the side of the property, leading to a single garage at the rear and off-road parking for at least two vehicles.



Total floor area 91.0 m² (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
West Road,
Histon Cambridge

- Two-bedroom semi detached house
- Two versatile reception rooms
- Bright conservatory
- Modern fitted kitchen
- Mature rear garden

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

£435,000



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Property Ref:
HIS100369 - 0003

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