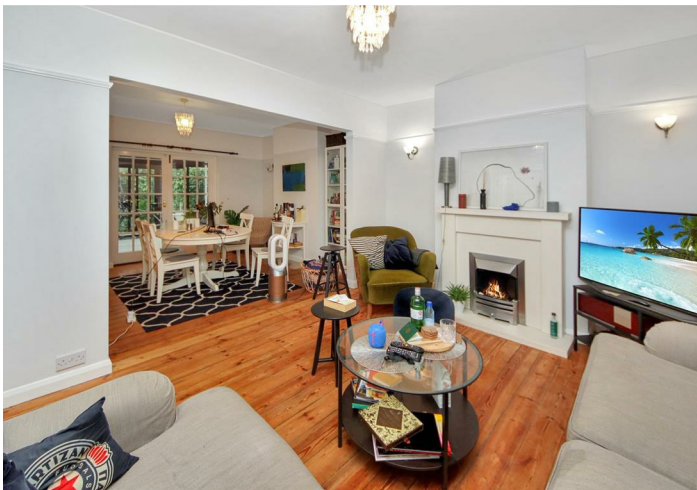




Bush & Co.



232 Histon Road, Cambridge, CB4 3HJ

Offers Around £625,000 Freehold



Energy Rating Band E

Histon Road is located to the north side of the city which offers convenient access to the city centre as well as major employers at the Milton Road Science and Business Parks. The A14/M11 are within easy reach and bus and cycle lanes lead directly to the centre. Local shops and facilities are in abundance as well as supermarkets, coffee shops and schooling for all ages.

The property is a traditional 1930's semi-detached house which has been extended and improved to provide a good standard of modern living.

The entrance door leads to a hallway with cloakroom and stairs to the first floor. The sitting and dining rooms are semi-open plan with a bay window to the front, wooden flooring and fireplace. Glazed panel double doors lead to the superb conservatory which spans the full width of the house at the back with twin double doors to the garden. The kitchen area is open plan to the conservatory and comprises a range of wall and base units and timber work surfaces as well as electric double ovens and gas hob with extractor over.

The first floor accommodation includes three bedrooms, of which two are large doubles, and a well proportioned bathroom. The second floor which was formed from converted loft space features a large double room with twin box dormers.

Outside - The front garden has a lawned area and gravelled driveway to provide off street parking.

The attractive enclosed rear garden has a raised patio terrace with step down to a lawned area with shaped borders and mature flower and shrub planting.



Exceptional service in Cambridge and the surrounding villages

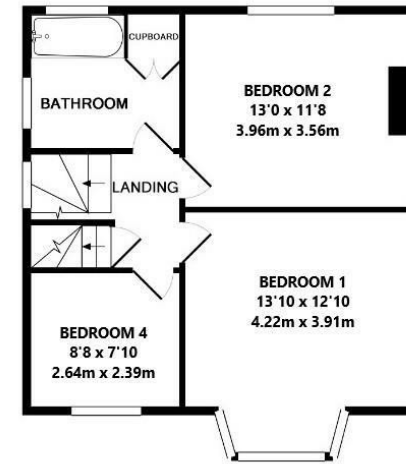
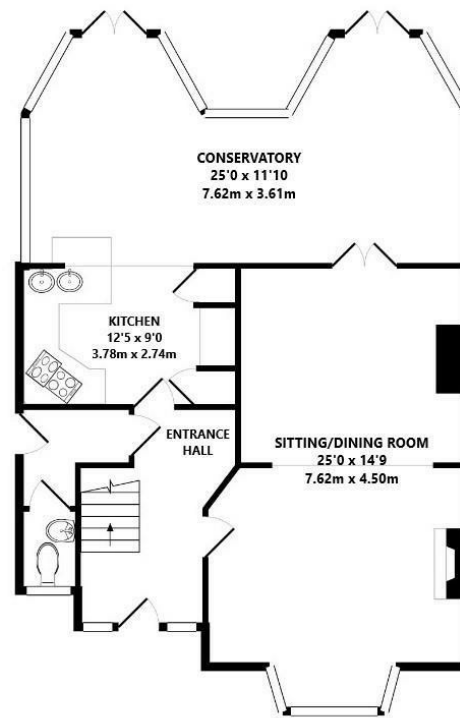
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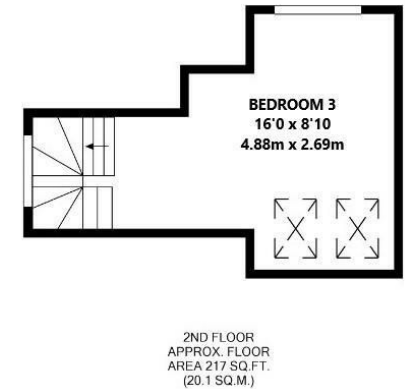
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TOTAL APPROX. FLOOR AREA 1544 SQ.FT. (143.4 SQ.M.)



Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
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