25 Brook Close, Histon, Cambridge, CB24 9XL

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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CONVENIENTLY SITUATED WITHIN A SHORT STROLL OF THE HIGH STREET, THIS SPLENDID HOME IS IDEAL FOR THOSE WISHING TO DOWNSIZE AND THOSE LOOKING TO ESTABLISH THEMSELVES WITHIN THIS POPULAR NORTH CAMBRIDGE VILLAGE.

- Semi-detached house
- 795.7 sqft/73.9 sqm
- Gas fired central heating
- Courtyard garden
- Council tax band-C
- 2 bedrooms, 2 reception rooms, 1 bathroom
- Constructed in 1998
- Garage and driveway parking
- EPC-D / 65

Originally constructed in 1998, this home has the added benefit of a conservatory to the rear and provides accommodation measuring 73.9 sqm / 795.7 sqft.

To the ground floor the property comprises an entrance hallway with WC adjoining and stairs which lead up to the first floor and two spacious reception rooms which include a living room and a conservatory which opens into the courtyard style garden. Completing the ground floor is a kitchen with a mixture of cabinetry and draws at base level and cupboards at eye level. The kitchen has an integrated dishwasher, a washing machine, a gas hob, and a fan assisted oven as well as space for a fridge freezer.

To the first floor, the property benefits from two double bedrooms with fitted wardrobes, chest of draws and shelving to bedroom one and space for a wardrobe in bedroom two. A family bathroom serves both bedrooms and comprises a panelled bath with a shower above, low level WC and a pedestal sink unit.

Externally, the property has a small front garden and to the side, a tandem driveway with parking for at least two vehicles which in turn leads up to the brick-built garage beneath a tiled pitched roof. The rear garden of the property is fully enclosed, predominantly paved with herbaceous borders to the side and rear. You can access both the driveway and the garage from the rear garden.

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 drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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

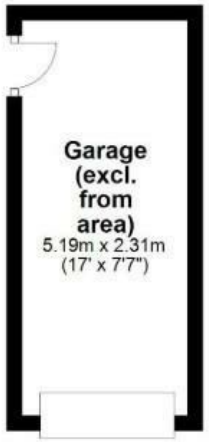
Approx. 42.8 sq. metres (460.6 sq. feet)

First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)

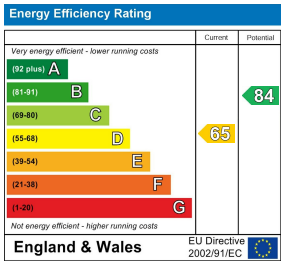
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.