



34 Parlour Close, Histon, Cambridge, CB24 9XP
Guide Price £450,000 Freehold



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A SUPERB EXTENDED FAMILY HOME IN EXCELLENT CONDITION THROUGHOUT, OFFERING MODERN OPEN PLAN LIVING AND GENEROUS GARDENS IN THIS SOUGHT-AFTER VILLAGE NEARBY EXCEPTIONAL SCHOOLING AND LOCAL AMENITIES.

- Extended family home
- Well-appointed throughout
- Spacious living accommodation
- Generous rear garden
- Garaging and driveway parking
- Excellent village location

3 bedrooms – family bathroom – entrance hall – living room – kitchen/dining room – gardens – garage – driveway parking

This three-bedroom semi-detached home sits in a fantastic position in the heart of Histon and offers spacious living accommodation, gardens, garaging and parking. The property was constructed in the 1970s of brick and clad elevations under a pitched tiled roof. Located just off Cottenham Road, the property provides easy access to local amenities, exceptional schooling and open green space.

In a little more detail, the ground floor accommodation comprises handy entrance hall, spacious dual aspect living room with herringbone flooring, open plan kitchen/dining room leading to the rear garden via French doors and a cloakroom WC. The kitchen is fitted with a range of cabinetry including a breakfast island, sink with mixer tap and several integrated appliances. To the first floor, there are two generous double bedrooms, an additional single bedroom and a family bathroom which has been refitted with a white three-piece suite.

Outside, there is a small front garden which is mainly laid to lawn and border with shrubs. There is also a useful bin store and a block paved driveway for two cars. To the right-hand side sits a single garage providing useful storage and access to the rear via a personal door. The rear garden is again, mainly laid to lawn and bordered with shrubs and planted beds. There is a patio area perfectly suited the alfresco dining and a pleasant summer house surrounded by decking located at the foot of the 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 the city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive. The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Girton Golf Club is also within a few minutes drive.

Fixtures and Fittings.

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

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band D

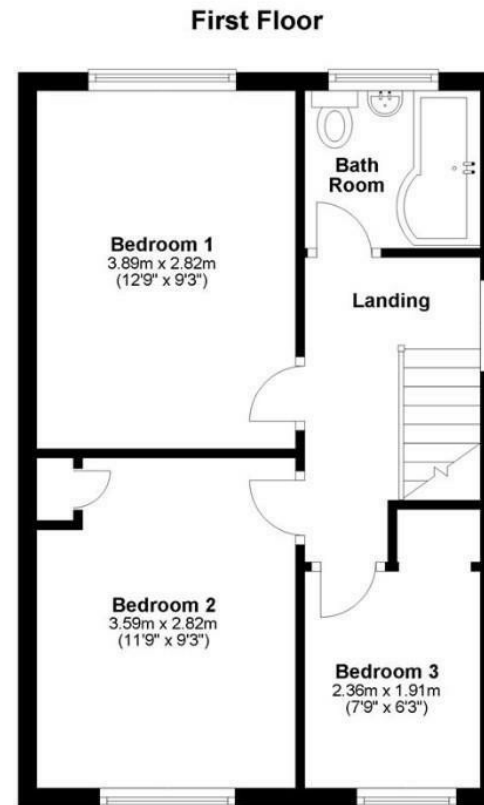
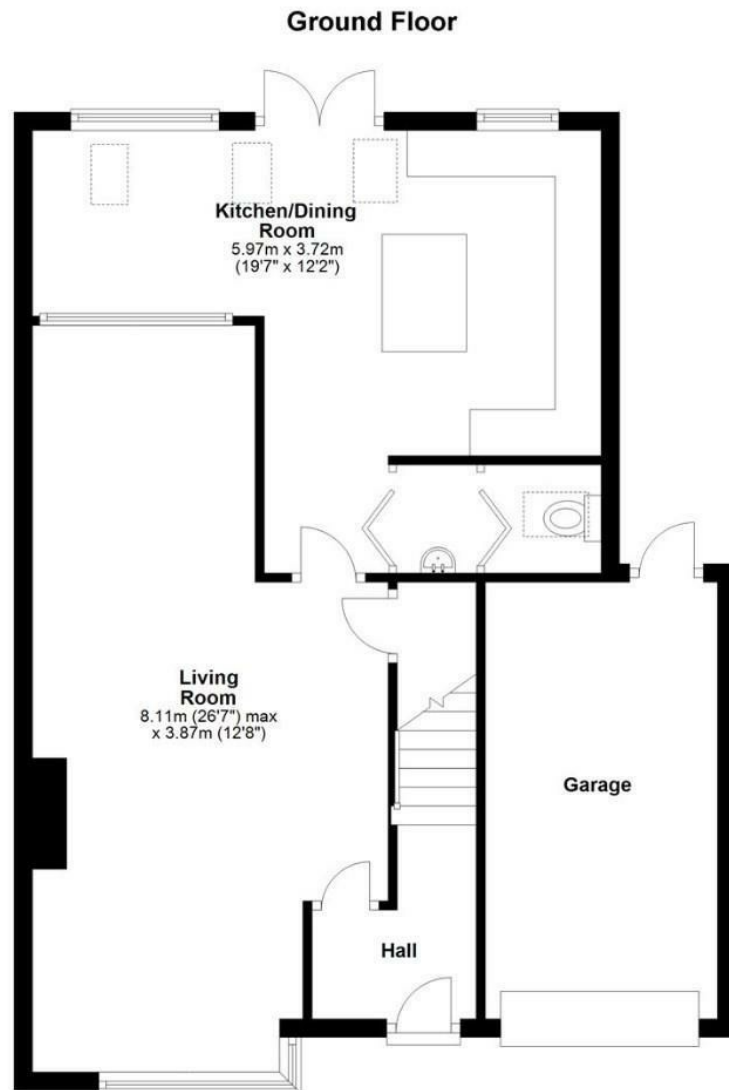
Viewing.

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

Agent's Note

The Estate is managed by GreenLease Estate which manages the grassy areas (not the roads etc), currently costing £30 a year.





Approx. gross internal floor area 91 sqm (975 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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

