



7 Symonds Close, Histon, Cambridge, CB24 9HQ
Guide Price £475,000 Freehold



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LOCATED WITHIN SYMONDS CLOSE, HISTON IS THIS EXTENDED, FULLY REFURBISHED THREE-BEDROOM HOME, LOCATED WITHIN A SHORT WALK OF AN ARRAY OF AMENITIES WITHIN THE HIGH STREET.

- End of terrace house
- 3 beds, 2 baths, 1 recept
- Gas fired central heating to radiators
- EPC - D / 63
- No chain
- 992 Sqft/92 Sqm
- 58 Sqm rear garden
- Garage en bloc and parking to the front
- Council tax band - C

Having been extended to the rear by the current owners, this delightful home measures 992 Sqft / 92 Sqm and provides generous living accommodation over two levels. To the ground is a spacious entrance hall with storage beneath the stairs and a spacious shower room adjoining. The recently replaced kitchen benefits from shaker style kitchen cabinets, wooden work surface, tiled splash backs and integrated appliances which include a double oven and grill, gas hob, dishwasher and fridge freezer. The main living space is a large open planned 'L' shaped room with bi-folding doors which open into the rear garden, and which has been cohesively divided up to show a clear dining area and living room.

To the first floor are three double bedrooms with bedrooms one and two each benefitting from built in wardrobe spaces. The recently replaced family bathroom has a feature tiled floor, a square basin with chrome washstand, a panelled bath, a low-level WC and a traditional heated towel rail.

Externally – The front garden has been landscaped with pebbles and benefits from a paved pathway leading up to the front door and a paved area for the refuse. The rear garden of the property is enclosed with slatted fencing and has a gate to the rear which provides access through to the front. The rear garden is predominantly laid to lawn and benefits from a generous patio and courtyard accessible off the living room bi-folding doors, ideal for entertaining from home.

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 mains 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

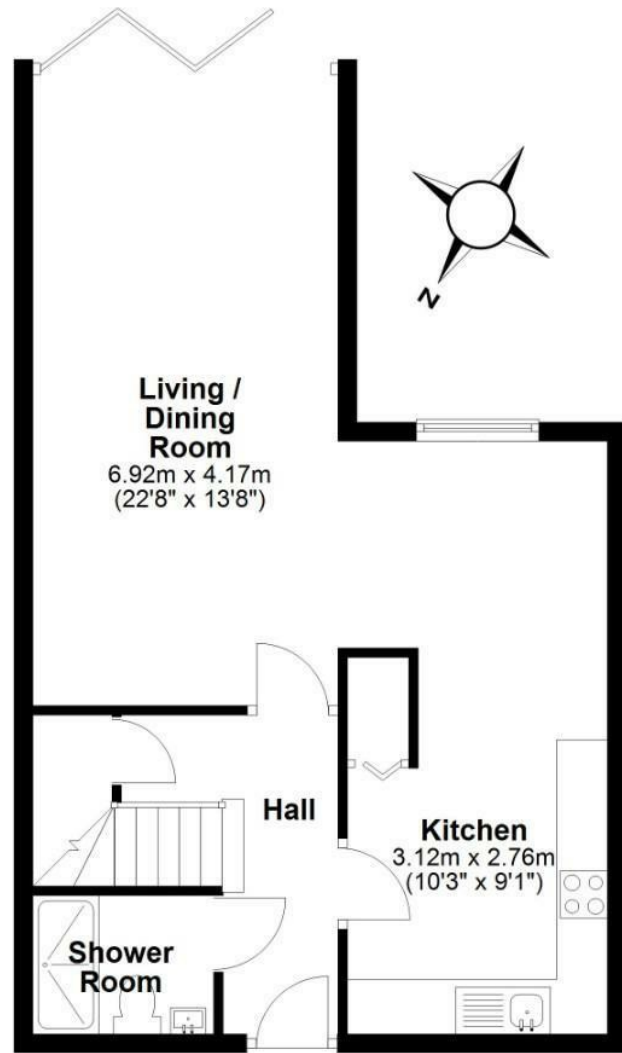
Agents Note

There is a £60 annual fee that goes towards maintenance of the communal areas and grass cutting.



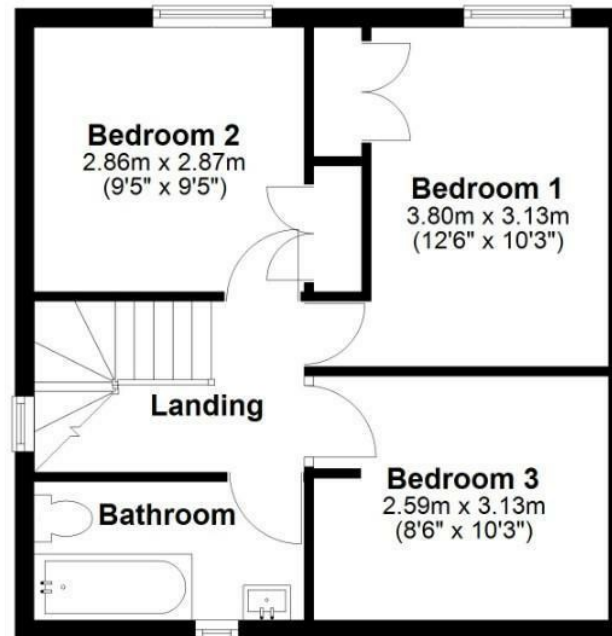
Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 92.2 sq. metres (992.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(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

