



34 Manor Park, Histon, Cambridge, CB24 9JT  
Guide Price £550,000 Freehold



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**A HANDSOME, SEMI-DETACHED HOME BACKING ONTO THE HISTON COMMUNITY ORCHARD TO THE REAR AND NESTLED WITHIN MANOR PARK, HISTON A POPULAR RESIDENTIAL AREA JUST A SHORT WALK FROM THE ARRAY OF AMENITIES WITHIN THE VILLAGE.**

- Extended, semi-detached house
- 1015.2 sqft/94.3 sqm
- Gas fired central heating to radiators
- 0.09 acre plot
- Council tax band-D
- 3 bedrooms, 1 reception room, 1 bathroom
- Built in 1959
- Driveway parking and garage
- EPC-D/66

Originally constructed in 1959 this semi-detached home was later extended and reconfigured to provide generous room proportions and measures in the region of 94.3 sqm / 1015.2 sqft.

To the ground floor, the property benefits from an entrance hallway with stairs leading to the first floor, a storage cupboard below the stairs and a WC adjacent. A large living room to the front aspect has a delightful picture window drawing in an abundance of natural light as well as wooden laid herringbone flooring. The rear of the property is the heart of the home with a delightful open plan kitchen/dining area with a continuation of the wooden herringbone flooring, floor to ceiling picture window, bi-folding patio doors and large sky light drawing in copious amounts of natural light. The kitchen for the property has navy counter units along the perimeter wall as well as a large kitchen island with built in storage, socket, and countertop which incorporates a breakfast bar area. The kitchen offers space for numerous white goods which includes a wine cooler, American style fridge, and a double range oven.

To the first floor are three bedrooms which include a colour drenched master bedroom with large window to the front and a spacious double bedroom overlooking the rear garden and Histon Community Orchard to the rear. Serving all three bedrooms is a family bathroom suite with panelled bath, shower above, low level WC and a pedestal sink unit.

Externally, the property has a front garden predominantly laid to hard standing which continues to the side of the property beneath a covered car port. The rear garden of the property is mostly laid to lawn, with a variety of herbaceous borders to the side and rear. Within the rear garden is a concrete garage, and a gate to the rear of the garden taking you onto the foot path and nearby Community Orchard.

**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-D

**Fixtures and Fittings**

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

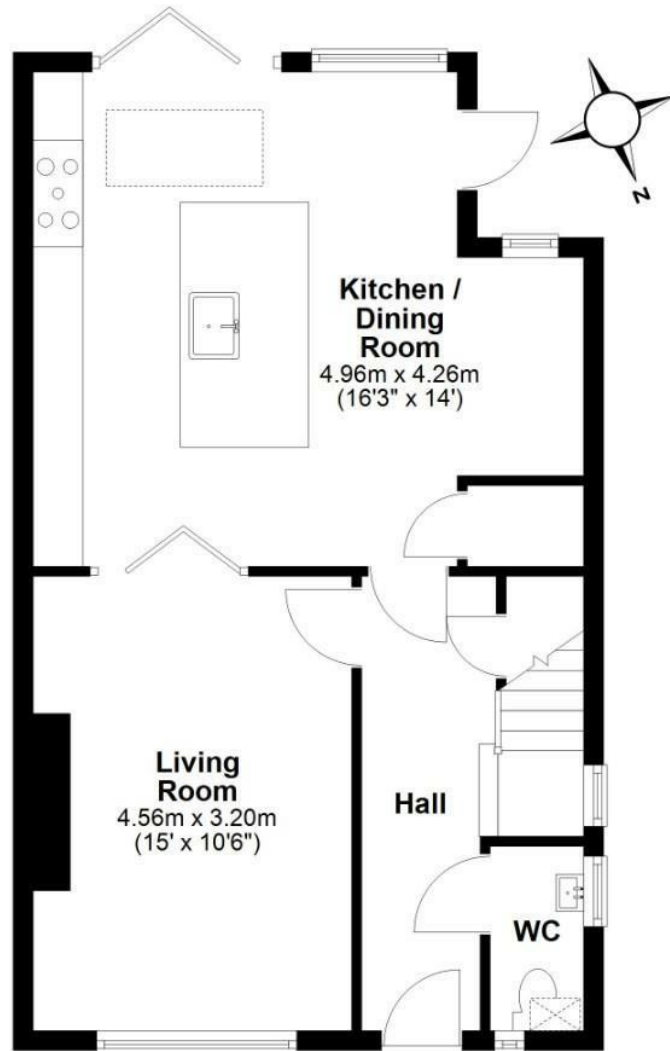
**Viewing**

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



## Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



**Kitchen / Dining Room**  
4.96m x 4.26m  
(16'3" x 14')

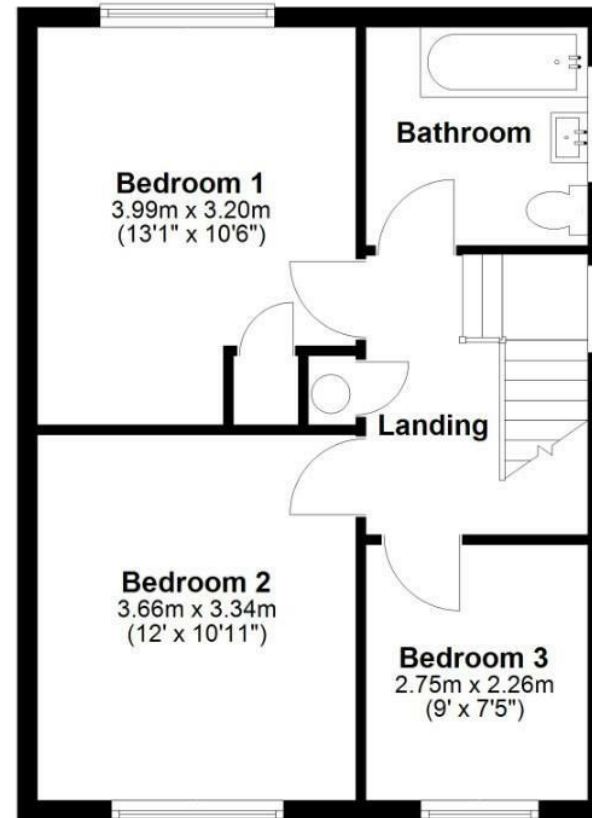
**Living Room**  
4.56m x 3.20m  
(15' x 10'6")

Hall

WC

## First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



**Bedroom 1**  
3.99m x 3.20m  
(13'1" x 10'6")

Bathroom

Landing

**Bedroom 2**  
3.66m x 3.34m  
(12' x 10'11")

**Bedroom 3**  
2.75m x 2.26m  
(9' x 7'5")

Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

