



14 Hereward Close, Impington, Cambridge, CB24 9LS
Guide Price £575,000 Freehold



rah.co.uk
01223 819300

HAVING BEEN HEAVILY EXTENDED TO THE GROUND FLOOR, THIS BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY RESIDENCE LIES WITHIN THE POPULAR VILLAGE OF HISTON, FAVORABLE DUE TO ITS OUTSTANDING SCHOOLING AT BOTH PRIMARY AND SECONDARY LEVEL.

- Semi-detached house
- 1505.7 sqft/139.9 sqm
- Gas fired central heating to radiators
- 0.11 acre plot
- Council tax band-C
- 4 bedrooms, 2 bathrooms, 1 reception room
- Constructed in 1953
- Driveway parking and EV charger
- EPC-C / 75

Having originally been constructed in 1953, this home has been extended to the side and rear and provides generous levels of accommodation measuring 139.9 sqm / 1505.7 sqft.

To the ground floor, the property comprises of an entrance hall with stairs leading up to the first floor, a walk-through pantry with storage to both sides and a phenomenal open plan kitchen breakfast room with bi-folding doors opening onto the rear garden. The ground floor further comprises a large open plan living/dining room which was previously divided into two rooms and a fourth bedroom with en-suite shower room off.

The kitchen/breakfast room is the hub of the house with farmhouse cabinetry around the perimeter, granite work surfaces and an enviable kitchen island with an electric hob with a built in extractor, storage below and breakfast bar to the rear. The kitchen benefits from copious amounts of light thanks to a cleverly placed skylight above, oak bi-folding doors to the rear as well as two further windows overlooking the rear garden. Several integrated appliances are built in, and these include two ovens at eye level, a fridge freezer, as well as a dishwasher. Off the kitchen is a separate utility room and a WC adjoining. Throughout the extension there is underfloor heating, whilst the remaining house is heated via gas fuelled radiators.

To the first floor are two large double bedrooms with fitted wardrobes to bedroom one and a well-proportioned single bedroom with built in storage above the recess of the stairs. Serving the three bedrooms to the first floor is a three-piece bathroom suite with a low-level WC, a pedestal sink basin and a panelled bath with a shower above.

Externally, the property occupies a large 0.11 acre plot with a gravel laid driveway to the front, a lawn area and herbaceous borders to the side. The rear garden of the property is fully enclosed and has a large patio accessible off the oak Bi-folding doors of the property. The rear garden is well-established with a vegetable garden to the rear, a lawn area, two green houses, two timber-built sheds and well stocked borders throughout.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs and coffee shops. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park & Ride, provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

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

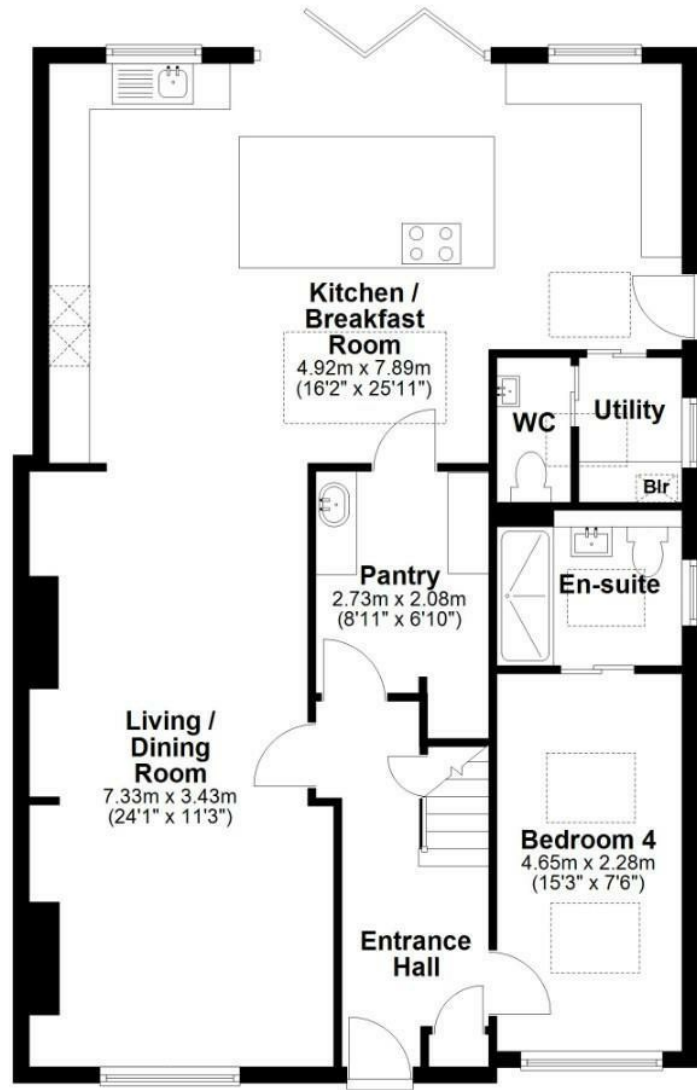
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





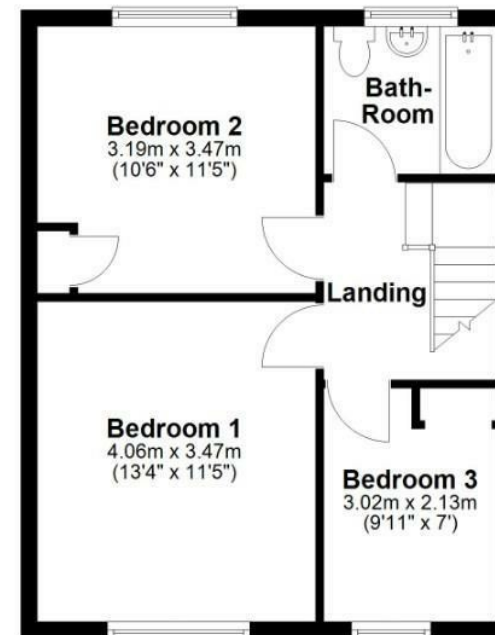
Ground Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 139.9 sq. metres (1505.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
EU Directive 2002/91/EC		

