

22 Henry Morris Road, Impington, Cambridge, CB24 9YG

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, CONVENIENTLY SITUATED WITHIN EASY REACH OF IMPINGTON VILLAGE COLLEGE AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

- Semi-detached house
- Built circa 1970
- Gas-fired central heating to radiators
- 0.06 acre - split plot
- Council tax band - D
- 3 bedrooms, 1 bathroom, 2 reception rooms
- 956.2 sqft / 88.8 sqm
- Driveway parking and detached garage
- EPC - C / 72
- Within catchment of the 'Outstanding' Impington Village College.

Constructed in the 1970s, this established family home has been extended to the rear with the addition of a conservatory and offers generous accommodation extending to approximately 88.8sqm (956.2 sqft).

The ground floor accommodation begins with an entrance hallway, providing access to the staircase leading to the first floor, useful understairs storage and an additional built-in cupboard. The kitchen/breakfast room offers a good range of storage units at both eye and base-level, together with ample space for a dining table and chairs.

There are two reception areas, comprising a generous lounge and a conservatory overlooking the rear garden, which offers flexibility for use as an additional sitting or dining area. A conveniently positioned cloakroom/WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms. The two principal bedrooms are comfortable doubles, both benefiting from built-in wardrobe space, whilst the third bedroom is a generous single, also featuring fitted wardrobes and having previously been utilised as a home office. The bedrooms are served by a family bathroom, fitted with both a panelled bath and a separate walk-in shower.

Externally, the property occupies a plot extending to approximately 0.06 acres. To the front and side, a driveway provides off-road parking and continues to a detached brick-built garage, set beneath a pitched tiled roof.

The rear garden is an appealing feature of the property, divided into two distinct areas. The more formal garden is accessed directly from the conservatory and comprises a lawn, herbaceous borders and a decking area, providing an ideal space for outdoor entertaining and relaxation. Beyond this, a second garden area is predominantly laid to lawn and offers excellent versatility, whether retained as a private garden, utilised for further recreational space or cultivated as a productive vegetable garden.

Location
Impington and adjoining Histon are widely regarded as two of the most sought-after villages north of Cambridge. Their popularity is enhanced by a particularly convenient location just three miles from Cambridge city centre, with excellent transport links including the A14 and M11 within easy reach. The villages are served by the Cambridgeshire Guided Busway, offering fast and convenient access to Cambridge Science Park, Cambridge North Railway Station and the city centre. A dedicated cycle route also provides an attractive commuting option. The village offers a wide range of local amenities, including shops, cafés, restaurants and traditional pubs. Schooling is highly regarded, with excellent provision from pre-school through to sixth form, including the well-respected Impington Village College. The area also offers a variety of sports and recreational facilities, with Girton Golf Club just a short drive away.

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.

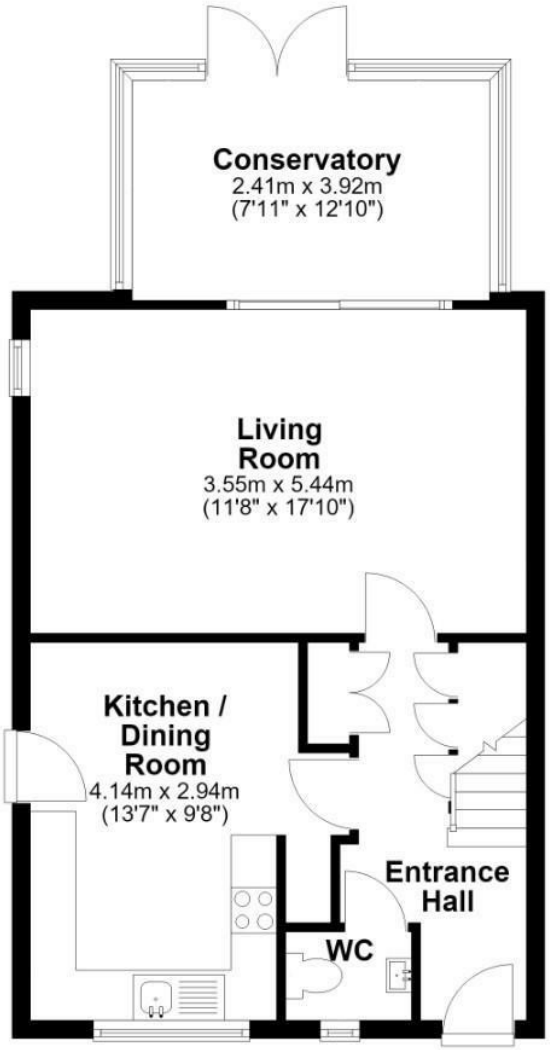
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris





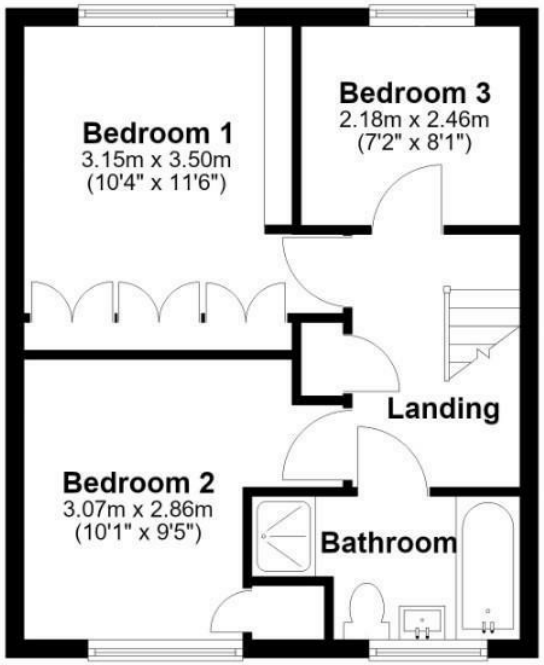
Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



First Floor

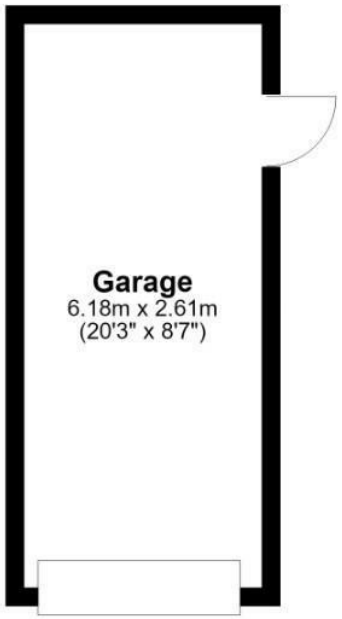
Approx. 36.8 sq. metres (395.6 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

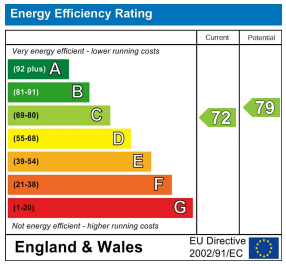
Plus garages, approx. 16.1 sq. metres (173.6 sq. feet)



Main area: Approx. 88.8 sq. metres (956.2 sq. feet)

Plus garages, approx. 16.1 sq. metres (173.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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.











