



2 St. Andrews Park, Histon, Cambridge, CB24 9ER
Guide Price £825,000 Freehold



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NESTLED WITHIN WALKING DISTANCE OF HISTON CHURCH IS THIS FIVE-BEDROOM, DETACHED HOME LOCATED WITHIN ST. ANDREWS PARK, A PRIVATE CUL-DE-SAC OF JUST FOUR DETACHED HOMES.

- Detached house
- 5 beds, 2 baths, 3 recepts
- Double garage and driveway parking
- EPC - D / 63
- 2100 Sqft / 195 Sqm
- Constructed in 1967
- Gas fired central heating to radiators
- Council tax band - G

Having been constructed in 1967, this detached home is available to purchase with no onward chain and benefits from living accommodation measuring 2100 Sqft / 195 Sqm. To the ground floor the property comprises of a spacious entrance hall, three reception rooms which includes a triple aspect lounge measuring 25ft in length, a study and a formal dining room. Completing the ground floor is a kitchen /breakfast room and WC accessible off the hallway. To the first floor, the property comprises of five bedrooms, two bathrooms including an en-suite to the master bedroom suite and an abundance of storage throughout.

Externally – The property is in a private plot with neighbours either side. To the front of the property is a large driveway leading up to a double integral garage with two up and over doors. The property benefits from a mature 'L' shaped garden with a large amount a specimen trees and shrubs located along the borders. The property backs onto woodland within Abbey Farm and is within a short stroll of Histon High Street.

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 - G

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







Total area: approx. 195.1 sq. metres (2100.2 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		
(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		
		EU Directive 2002/91/EC

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.



