



42 South Road, Impington, Cambridge, CB24 9PB

Guide Price £995,000 Freehold



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01223 819300

HAVING BEEN EXTENDED OVER THE YEARS, THIS DETACHED HOUSE OCCUPIES A LANDSCAPED PLOT OF APPROXIMATELY 0.21 ACRES AND OVER LOOKS OPEN FIELDS TO THE REAR.

- Detached House
- 4 beds, 2 bath, 3 recepts
- Constructed in 1935
- Gas fired central heating to radiators
- Council tax band - F
- 1628 Sqft / 151 Sqm
- Approximately 0.21 acres
- Driveway parking and detached garage
- EPC - D / 62

Constructed in and around 1935 this property measures approximately 1628 Sqft /151 Sqm and provides accommodation over two levels. To the ground floor, the property comprises of a spacious entrance hall, a shower room, a kitchen and three reception rooms which includes a formal dining room, a sitting room opening onto the rear garden and a family room/fifth bedroom. The kitchen has been recently replaced by the current owner and benefits from bi-folding doors opening into the garden, generous storage at both eye level and base level, a breakfast seating area, a wide range of integrated appliances and a large open window between the kitchen and the dining room which is ideal when entertaining from home.

To the first floor the property comprises of four generous bedrooms, a family bathroom and large levels of storage throughout including a large storage cupboard off the landing and into the eaves.

Externally – to the front of the property is an in and out gravelled driveway which provides ample parking off the road and continues to the side of the property up to the detached garage and fully insulated workshop which is split into two and measures 35ft in length. To the front are two mature trees and a hedgerow which provides privacy from the road. The rear garden of the property has been beautifully landscaped with a generous patio directly off the rear of the property, a meandering pathway which leads from the front of the garden to the rear where the fields are located. The rear garden has beautifully stocked flowerbeds with a vast array of flowers, shrubs and trees, several further patio areas are dotted throughout the garden with pergolas above and the remainder of the garden is made up of lawn.

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 - F

Fixtures and Fittings

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

Viewing

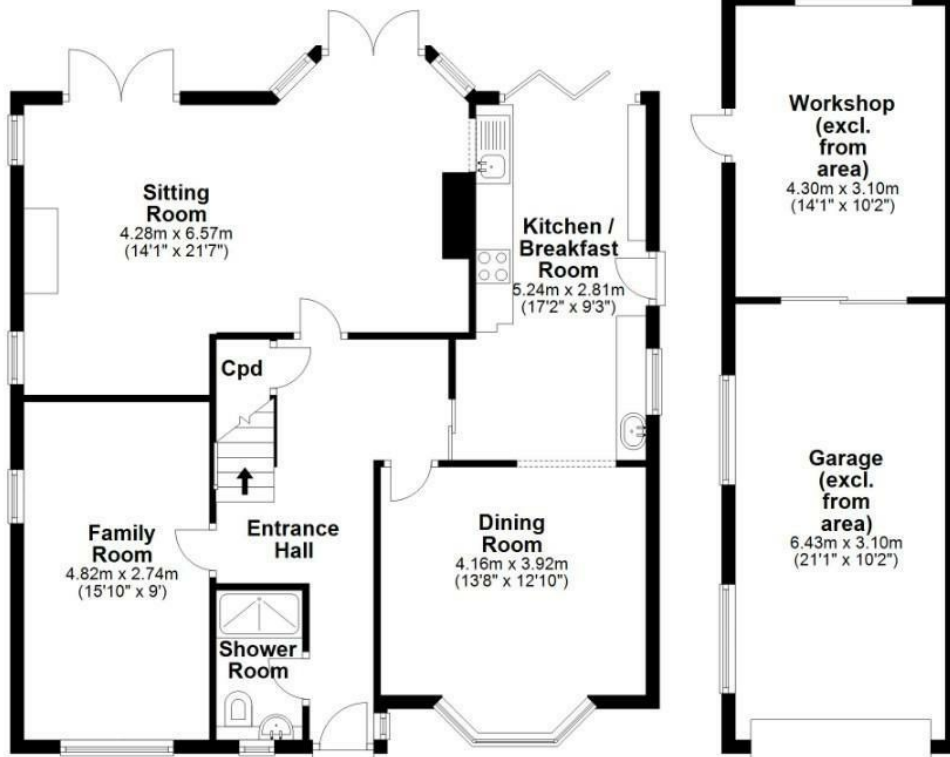
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





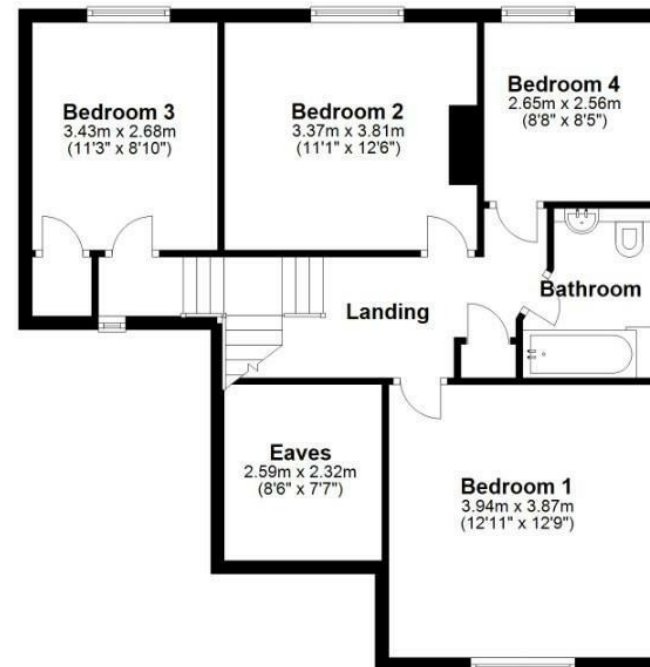
Ground Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 152.8 sq. metres (1644.4 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	

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