



7 Burkett Way, Histon, Cambridge, CB24 9XU  
Guide Price £425,000 Freehold



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01223 819300

**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS EXTENDED, THREE-BEDROOM SEMI-DETACHED HOME LOCATED WITHIN THE WELL-REGARDED VILLAGE OF HISTON.**

- Semi-detached house
- 3 beds, 1 bath, 3 recepts
- Gas fired central heating to radiators
- 0.08 acres
- Council tax band - C
- 1000 Sqft/92 Sqm
- Constructed in 1972
- Garage and driveway parking
- EPC-C/70

Originally constructed in 1972 and later extended, this family home measures 1000 Sqft/ 92 Sqm and provides generous living accommodation over two levels. To the ground floor the property comprises of a spacious entrance porch which leads onto the internal entrance hall. The property comprises of three reception rooms, this includes a living room, dining room adjoining the kitchen and a conservatory which opens onto the landscaped garden to the rear. To the first floor are three bedrooms with built in cupboards to each and a shower room with a single enclosed shower, low level WC and a wall mounted sink with vanity unit below.

Externally – To the front of the property is a sweeping driveway which provides off road parking for numerous vehicles, a gravelled area and a variety of shrubbery along the border. The driveway leads up to a large single garage which measures more than 20ft length. The rear garden of the property has been beautifully landscaped with a patio area accessible off both the kitchen and the conservatory, a raised lawn with patio running through, well stocked borders and a timber built shed. To the rear of the garden is gated access onto Old Farm Close which provides more convenient access into the centre of the village.

**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**

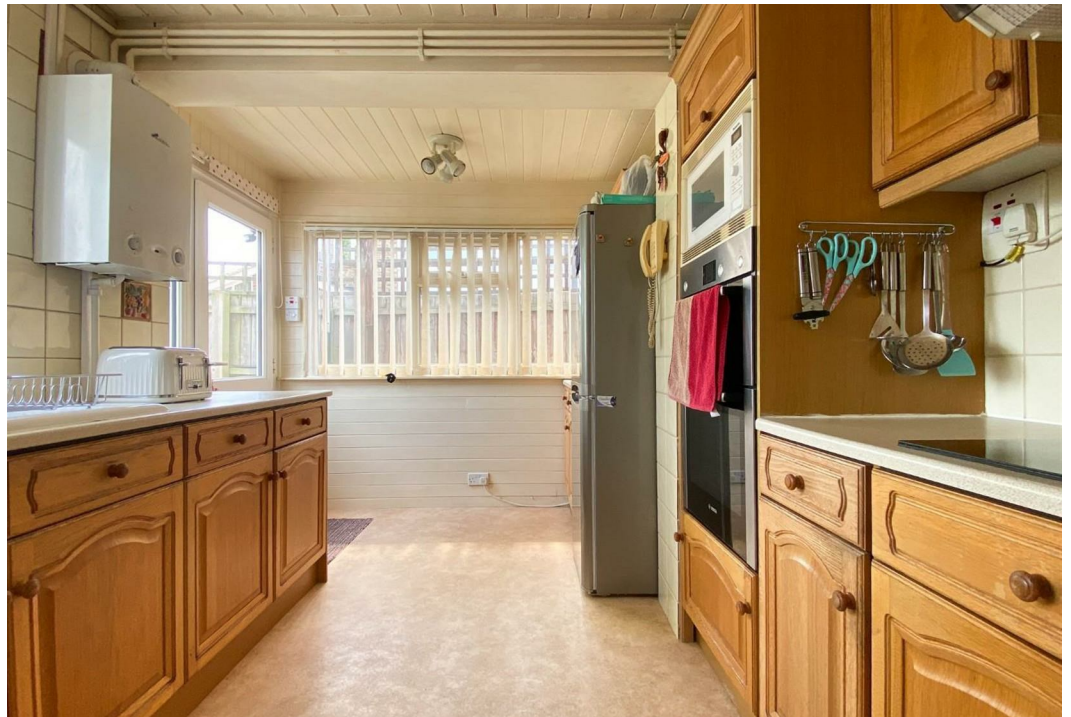
South Cambridgeshire District Council  
Council tax band - C

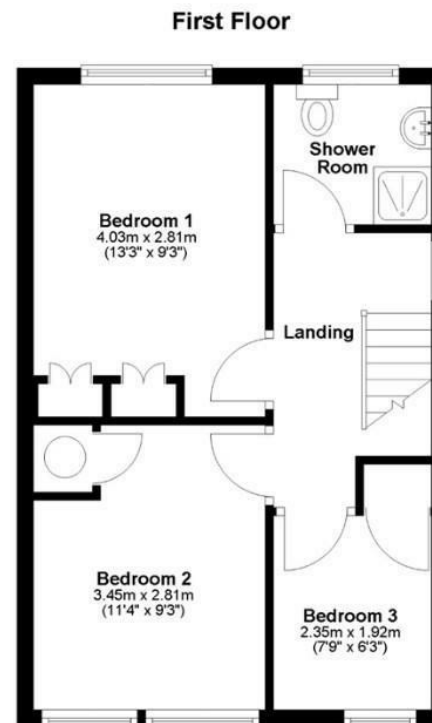
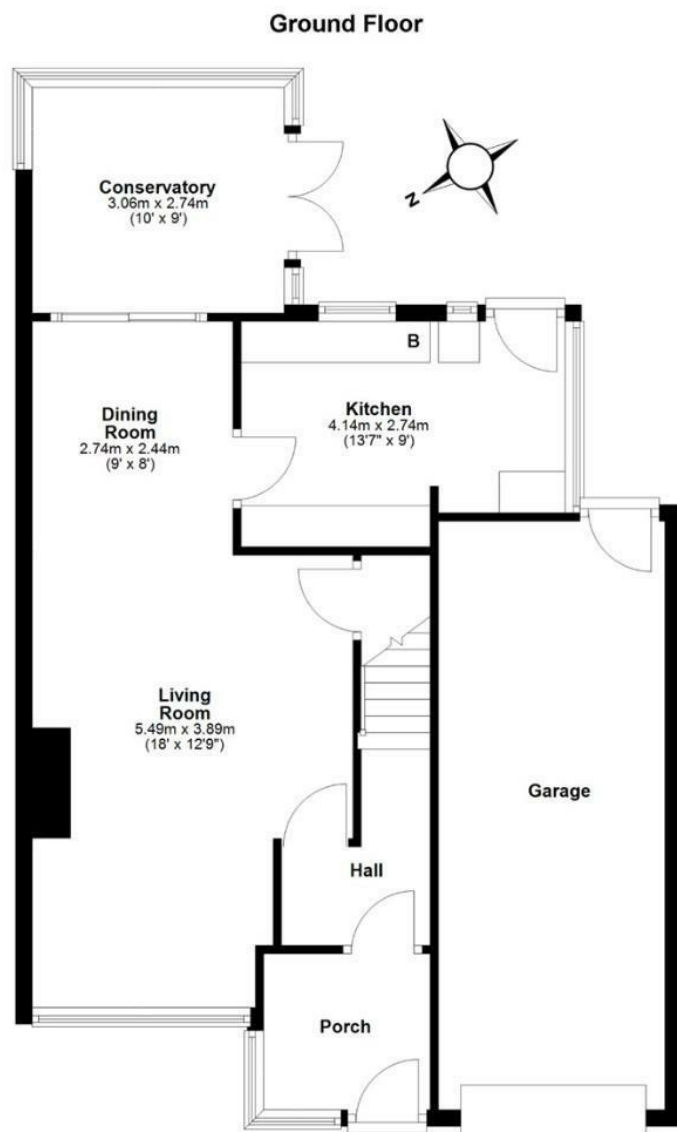
**Fixtures and Fittings**

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





**Approx. gross internal floor area 92 sqm (1000 sqft)**  
**Excluding Garage**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

