



39 Kay Hitch Way, Histon, Cambridge, CB24 9YR
Guide Price £450,000 Freehold



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A HEAVILY EXTENDED AND DECEPTIVELY SPACIOUS TWO-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN A QUIET CUL-DE-SAC AND WITHIN EASY REACH OF THE GUIDED BUS AND HIGH STREET.

- Semi-detached house
- 2 beds, 2 bath, 1 recept
- Constructed in 1988
- Off road parking
- Council tax band - C
- 1057 Sqft/98.3 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC-C/74

Constructed in 1988, this semi-detached two-bedroom home measures 1057.8 Sqft/98.3 Sqm and provides generous living over two floors. The extended ground floor of the property comprises of a large entrance hall to the front, a kitchen, a shower room with utility area within and an extended, light and airy living/dining area measuring 20'3" x 15'3". To the first floor are two generous bedrooms a family bathroom suite and a separate WC.

Externally – the rear garden of the property is a real oasis. The rear garden has been beautifully landscaped with a variety of paved and gravelled areas providing fantastic seating areas within mature and well stocked borders. Included within the garden is a small lawn area and raised beds which again, are well stocked with a variety of flower, plants and shrubs.

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.

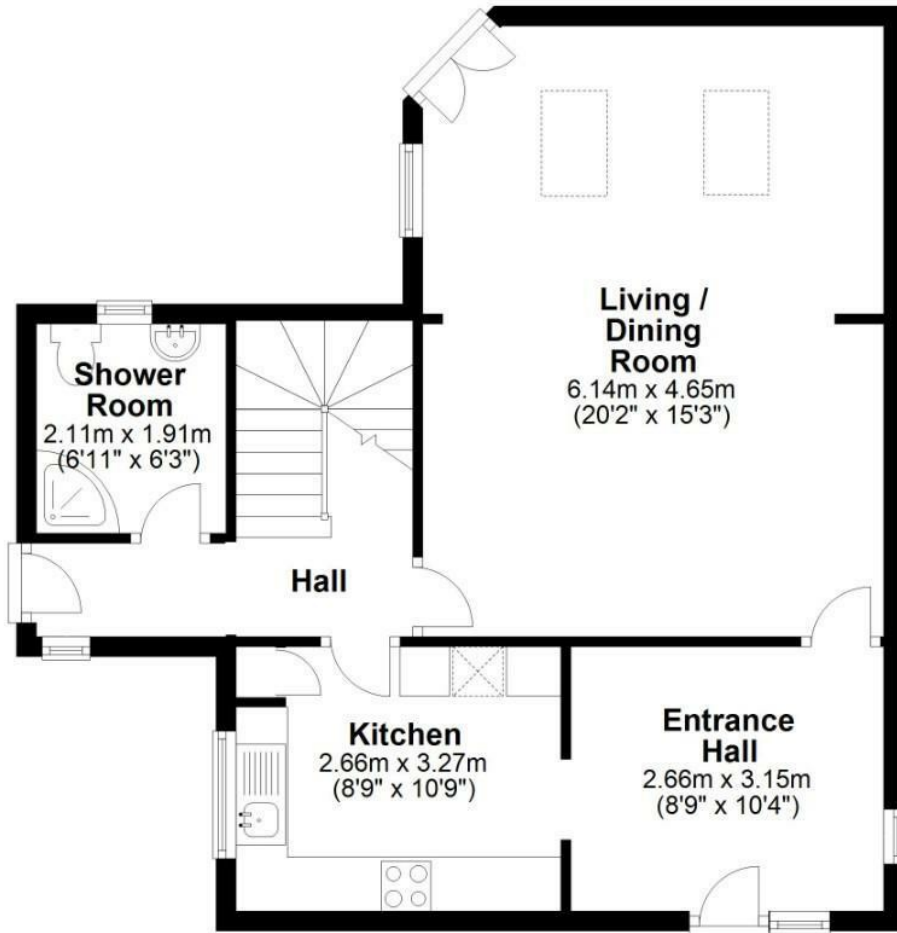
Viewing

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



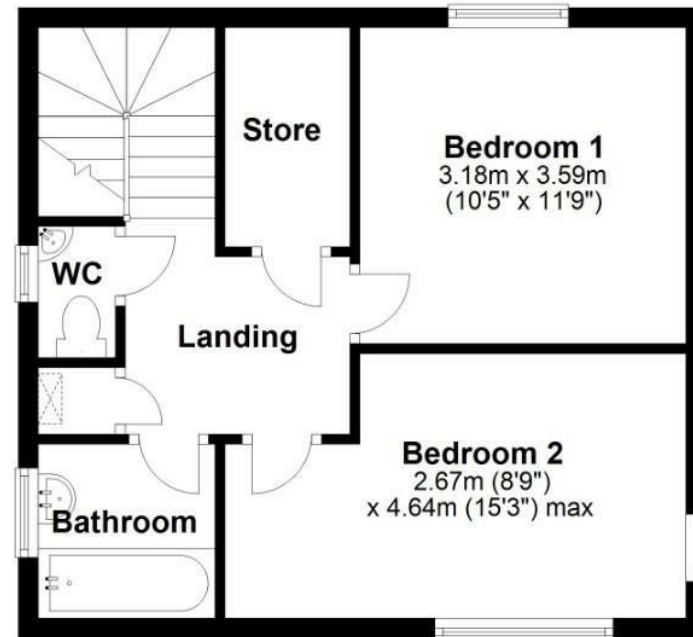
Ground Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 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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