



49a Station Road, Histon, Cambridge, CB24 9LQ
Guide Price £800,000 Freehold



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01223 819300

A RATHER STUNNING FOUR-BEDROOM, SEMI-DETACHED TOWNHOUSE NESTLED WITHIN THE POPULAR VILLAGE OF HISTON AND LOCATED WITHIN EASY REACH OF THE LOCAL HIGH STREET AND THE EVER-POPULAR IMPINGTON VILLAGE COLLEGE.

- Semi-detached Townhouse
- 4 beds, 3 baths, 2 recepts
- Constructed in 2018
- Electric underfloor heating to the ground floor and gas fired central heating to first and second floor
- Council tax band - F
- 1709 Sqft / 158 Sqm
- 0.06 acres
- Off road parking and double garage
- EPC - B / 85

Constructed in 2018 and set within a gated development of four townhouses in Histon, this delightful family home measures approximately 1709 Sqft/ 158 Sqm and provides generous living accommodation over three floors.

The ground floor of the property comprises of an entrance hallway with stairs leading to the first floor, a living room/snug with bay window to the front, a utility room and a separate WC. Completing the ground floor is a splendid open plan living area which occupies an Italian designed Belvisi integrated kitchen and dining/family area and offers an abundance of natural light thanks to two large skylights and large bi-folding doors which open into the rear garden. To the first floor are two double bedrooms and bathrooms. The master bedroom has a dressing area, an en-suite bathroom and views over the rear garden. Bedroom two benefits from a bay window to the front and an en-suite shower room. To the second floor are two further bedrooms ideal for two older children and a separate family bathroom suite which serves both bedrooms.

Externally – The property has a fully enclosed easily-managed rear garden with artificial grass and a generous paving area which is accessible off the rear bi-folding doors. Secure electric gates to the side of the property lead up a shared driveway to the double garage and two off-road car parking spaces with an EV charging point.

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.

The communal driveway area shared with the other 3 houses is managed by the four households within the development. There is a mutually agreed yearly service charge to cover the upkeep of the communal areas which includes the maintenance secure electric gates and a gardener to keep the area tidy.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fittings

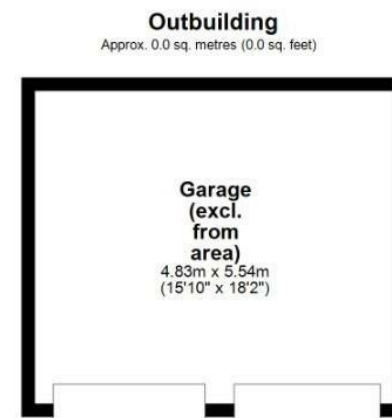
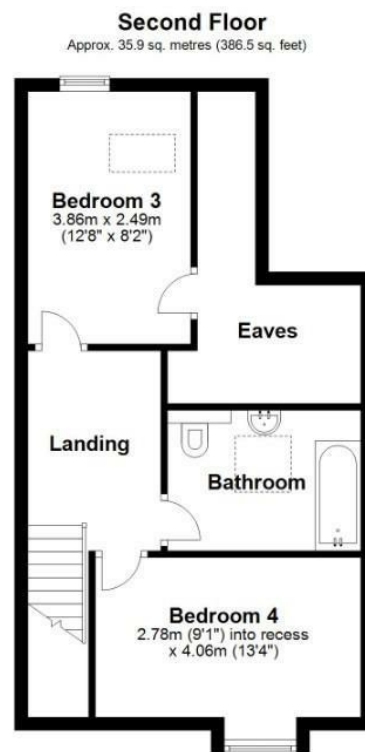
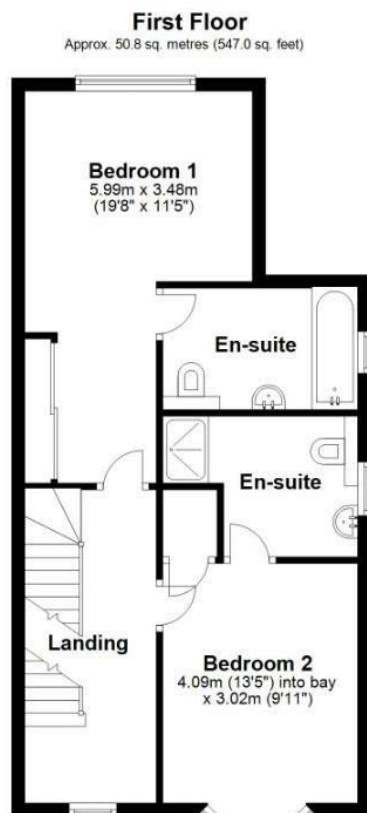
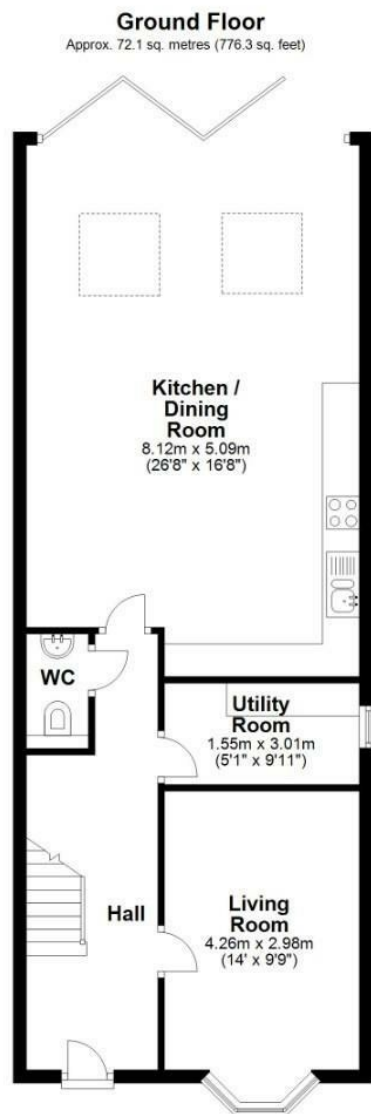
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 158.8 sq. metres (1709.7 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		93
(81-91) B	85	
(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.



