



13b West Road, Histon, Cambridge, CB24 9LH
Guide Price £750,000 Freehold



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A HEAVILY EXTENDED, FOUR/FIVE-BEDROOM SEMI-DETACHED HOUSE LOCATED WITHIN A SHORT STROLL OF HISTON, HIGH STREET AND BENEFITTING FROM RECENT RE-CONFIGURATION TO THE FIRST FLOOR.

• Extended semi-detached house. • 4/5 beds, 2/3 recept, 3 baths • Constructed in the 1950s • 138 Sqm / 1491 Sqft • Gas central heating • Driveway parking and single garage • Plot size of 0.15 acres • EPC rating – 69 / C • Council tax band - E

Having been constructed in the 1950's, this semi-detached home has been extended on several occasions to provide generous living accommodation measuring 138 sqm / 1491 sqft over two floors.

To the ground floor the property comprises of a generous entrance hall with storage and stairs to the first floor, two open plan reception rooms, which have been knocked through to create an open plan, cohesive space and a generous kitchen/breakfast area with a large pantry cupboard off. To the extended part of the ground floor, you will find a utility with access into the rear garden, a shower room and a further reception room/fifth bedroom, which is currently used as a family room with French doors opening onto the rear garden.

To the first floor, the owners have recently reconfigured this space to provide four bedrooms and two new bathroom suites which includes an en-suite shower room off the master bedroom.

Externally, to the front of the property is a block paved driveway, which leads onto the single garage and provides access into the rear garden. The rear garden is fully enclosed with panelled fencing, which was replaced each side approximately 12 months ago. The rear garden is laid to lawn, has a variety of herbaceous borders and a large timber constructed shed to the rear.

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.

Agent's Note

The current owner has had plans drawn up for the amendment of the current extension and the erection of a rear extension over single storey to the property – The planning reference number is 23/03183/HFUL

Tenure

Freehold

Services

Mains services connected include; water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council Tax band - E

Fixtures and Fittings

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

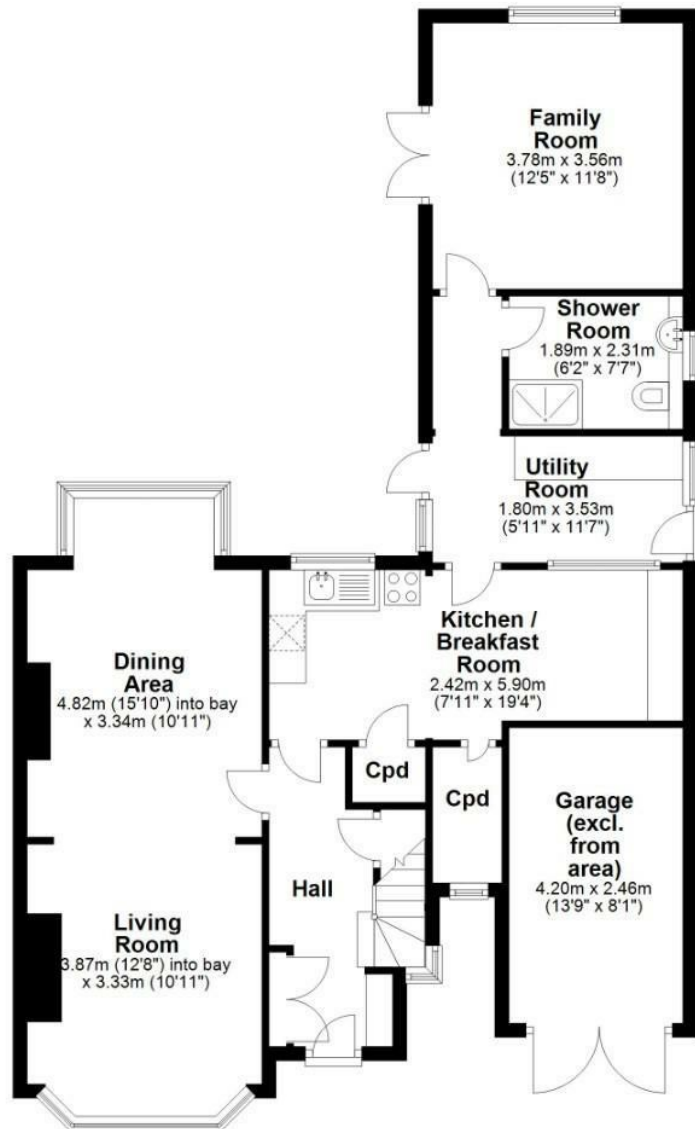
Viewing

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



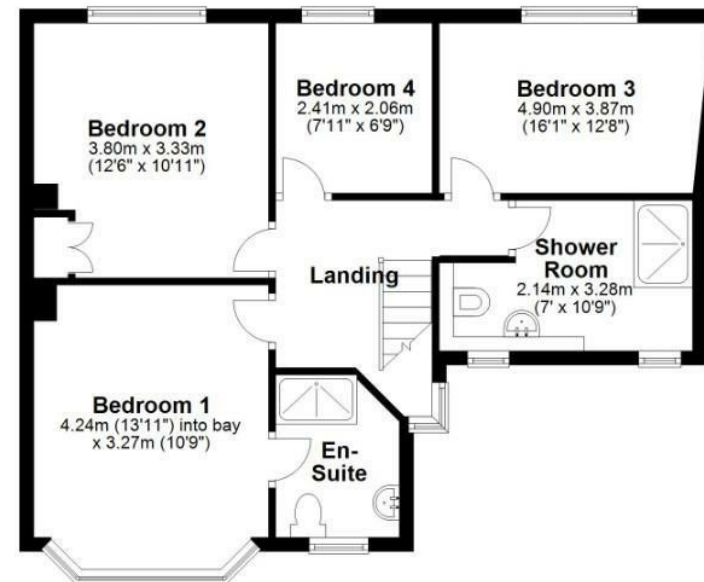
Ground Floor

Approx. 80.3 sq. metres (863.8 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 137.6 sq. metres (1481.0 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		69	80
		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.

