



41 Narrow Lane, Histon, Cambridge, CB24 9HD
Guide Price £575,000 Freehold



rah.co.uk
01223 819300

AN EXTENDED, THREE/FOUR BEDROOM SEMI DETACHED HOME, LOCATED WITHIN A SHORT WALK OF THE ARRAY OF AMENITIES LOCATED WITHIN THE CENTRE OF THIS POPULAR NORTH CAMBRIDGESHIRE VILLAGE.

• Semi-detached house • 1203.7 Sqft / 111.8 Sqm • 4 beds, 1 bath, 1 recept • 0.08 acres • Gas fired central heating to radiators • Garage and generous driveway parking • Constructed in 1969 • EPC - C/74 • Council tax band - C

With the original part of the property being constructed in 1969, this delightful semi-detached home has been extended to provide generous living accommodation measuring 1203.7 Sqft / 111.8 Sqm. To the ground floor, the property benefits from a spacious entrance hall with recently replaced WC adjoining and wrap around stairs with storage available underneath. The property has been extended to the rear and provides a large and social open plan reception space with bi-folding doors opening onto the rear garden and a selection of Velux Windows filling the space with natural light.

The spacious kitchen has a good range of storage, quartz stone worktops and integrated appliances which includes two ovens at eye level, an induction hob and a dishwasher. Completing the ground floor is a spacious utility which opens into the rear garden and the garage. To the first floor, the property has four bedrooms with bedroom four currently being used as an office. Bedrooms one, two and three are generously proportioned with each room benefitting from built in wardrobes. Completing the first floor is a family bathroom with a 'P' shaped bath with shower above, low level WC and a wall mounted sink with vanity unit below.

Externally – The property has a mature front garden which is laid to lawn with herbaceous borders. The property has a generous driveway which leads up to the integral garage and an EV charge point. The rear garden is laid predominantly to lawn with raised flower beds and benefits from a generous patio area accessible off the bi-folding doors, ideal for entertaining in the warmer months of the year. The rear garden has a summer house to the far corner with a shed to the opposite side.

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.

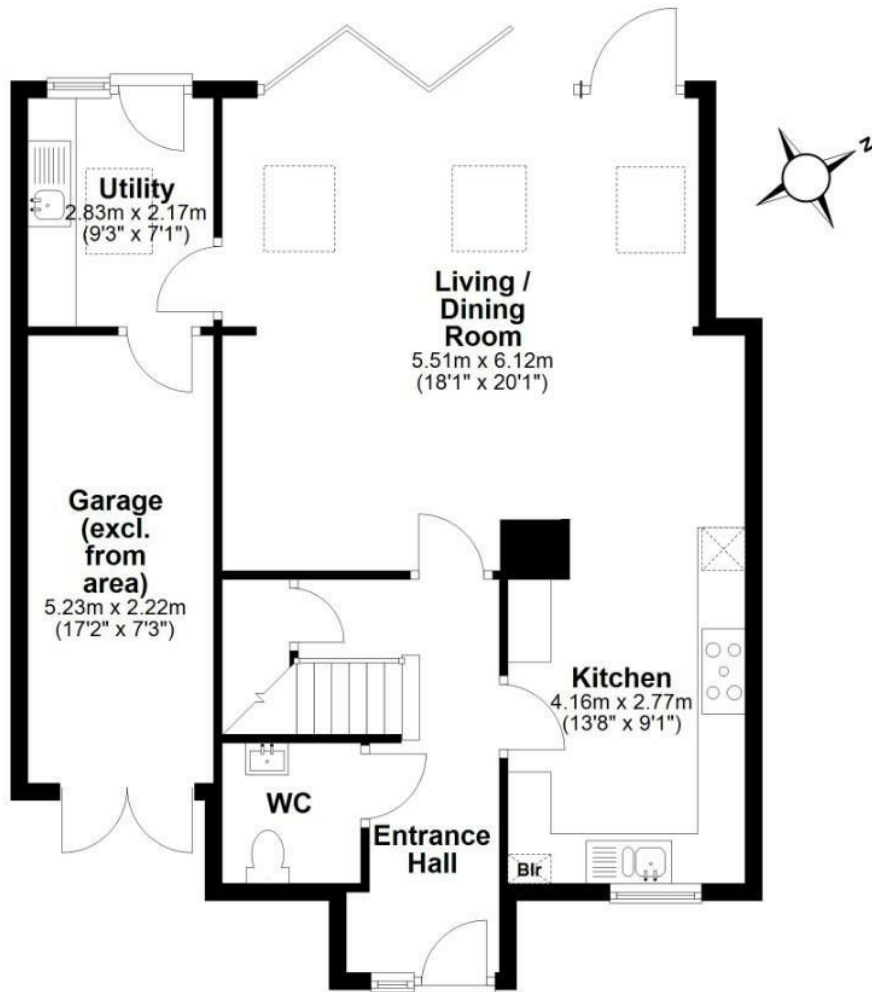
Viewing

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



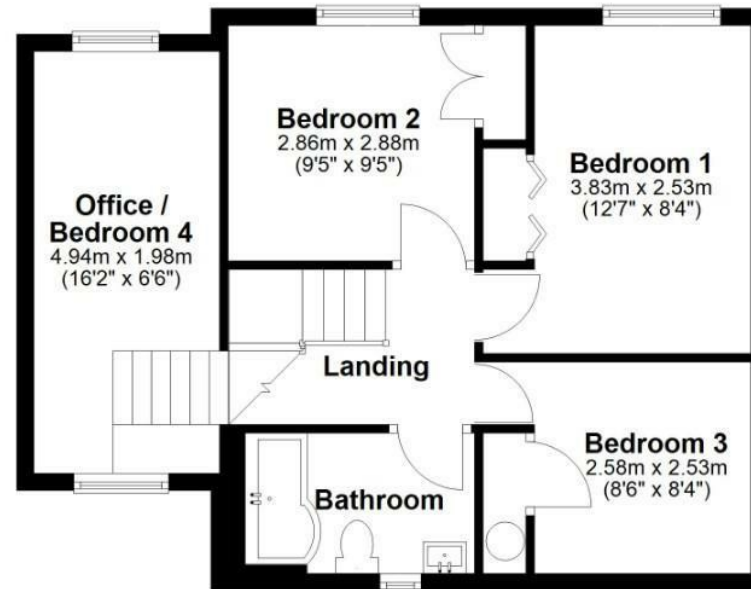
Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 111.8 sq. metres (1203.7 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		86
(81-91) B		
(69-80) C	74	
(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

