



62 Melvin Way, Histon, Cambridge, CB24 9HZ  
Guide Price £650,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR – BEDROOM FAMILY HOME LOCATED TOWARDS THE END OF MELVIN WAY, A WELL-REGARDED CUL-DE-SAC WITHIN HISTON.**

- Detached house
- 4 Beds, 1 Bath, 3 recepts
- Constructed in 1985
- Driveway and garage
- Council tax band -E
- 1386.6 Sqft/128.8 Sqm
- 0.08 acres
- Gas central heating to radiators
- EPC -D/66
- No onward chain

Constructed in 1985, this detached family home measures 1386.6 Sqft /128.8 Sqm and provides generous living accommodation over two levels. To the ground floor, the property benefits from an entrance hallway with an adjoining WC and stairs leading to the first floor. The property benefits from three reception rooms which includes a living room, a dining room and a conservatory which opens into the rear garden. Completing the ground floor is a kitchen breakfast room and a separate utility room. To the first floor, the property comprises of four bedrooms and a family bathroom with a walk-in shower, a bath, a low-level WC and a pedestal sink unit.

Externally – The property has a concrete driveway to the front with a gravelled garden and herbaceous borders. The rear garden for the property is fully enclosed, laid predominantly to lawn and has a paved patio accessible off the conservatory.

At the back of the property, there is a gate at the bottom of the garden leading to an alleyway which leads to Park Lane.

**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 - E

**Fixtures and Fittings**

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

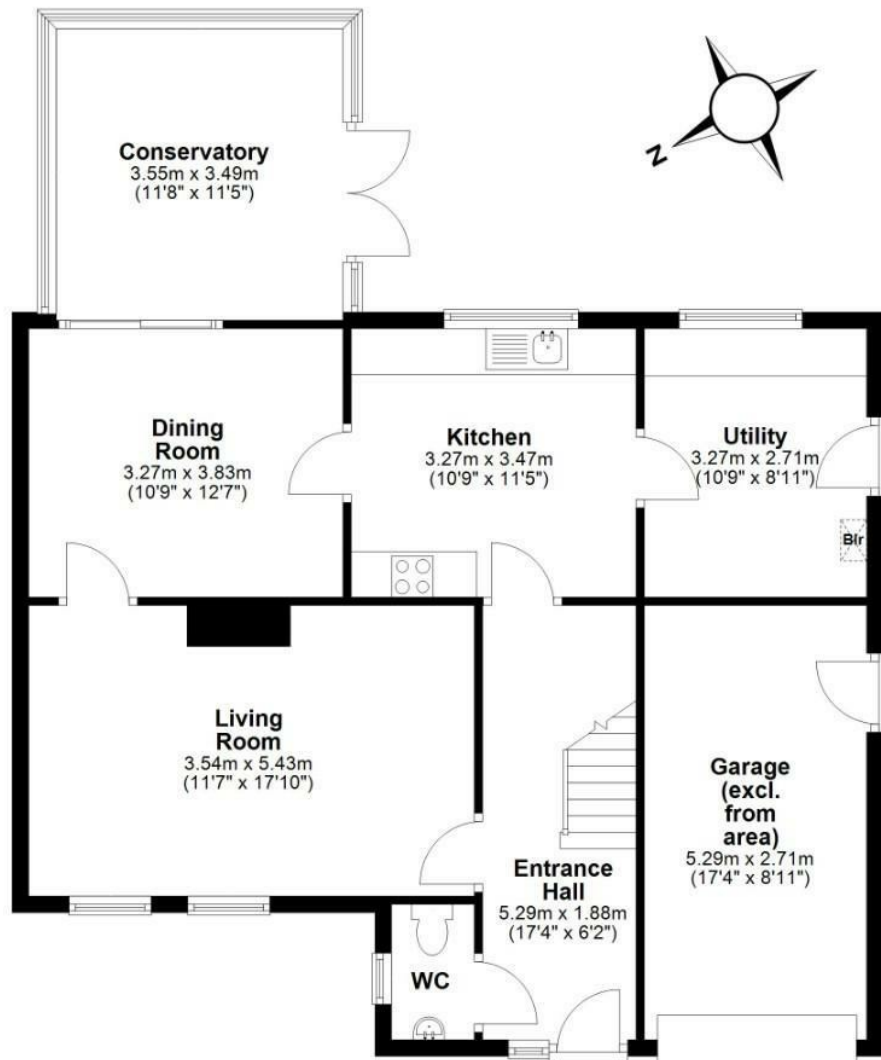
**Viewing**

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



## Ground Floor

Approx. 78.1 sq. metres (841.0 sq. feet)



Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (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<br>2002/91/EC |



