



38 Station Road, Histon, Cambridge, CB24 9LQ
Guide Price £850,000 Freehold



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BENEFITTING FROM PLANNING PERMISSION FOR FURTHER EXPANSION (23/04119/HFUL), THIS IMPRESSIVE EDWARDIAN RESIDENCE IS LOCATED WITHIN EASY REACH OF THE HIGH STREET AND IS WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.

- Semi-detached Edwardian House
- 4 beds, 2 baths, 4 recepts
- Gas fired central heating to radiators
- EPC - E / 42
- 1758 Sqft / 163 Sqm
- 0.14 acres
- Off road parking and garage
- Council tax band - E

Located within the heart of the popular village of Histon, this semi-detached family home measures 1758 Sqft / 163 Sqm and provides living accommodation over three floors. To the ground floor the property comprises of a generous entrance hall with original staircase and stained-glass windows around and within the main front door. The property benefits from four reception rooms which includes a spacious dining room adjoining the kitchen and a light and airy living room with a large bay window to the front and fitted cabinetry between the chimney stack. The further two reception rooms include a study, ideal for working from home and a snug area which is perfect for watching a film later of an evening. The kitchen has a feature vaulted ceiling with velux window double aspect windows at eye level which draw in an abundance of natural light. The kitchen has good levels of workspace, cabinets at both eye level and base level, space for a large range style oven and a wood burning stove. Completing the ground floor is a spacious utility room, a WC and an integral garage.

To the first floor are four generous bedrooms which also includes a master bedroom suite with a recently replaced en-suite shower room benefitting from a low-level WC, a sink mounted upon a vanity unit and a walk-in shower. Serving the remaining three bedrooms is a family bathroom suite with a panelled bath, a single enclosed shower, a low-level WC and a wall mounted sink.

To the third floor is a study area accessed via a paddle staircase. The study is within the loft space and has a large Velux window, radiator and storage within the eaves.

Externally - The property occupies a plot of approximately 0.14 acres. To the front, the property has off road parking along a gravel laid driveway, with two mature white roses surrounding the front door, and a picket style fence along the boundary. The large rear garden has a gravelled and paved area for seating running directly off the dining room, this area has mature planning and a small wildlife pond. An additional seating area is further along the gravel path made up of decking with a small pergola covered with a beautiful Wisteria with raised bedding opposite, which could be used for vegetables or cut flowers. The path leads down to large lawn area with a herbaceous border along one side, at the far end of the garden is a greenhouse and fruit cage containing Raspberries, gooseberries, red currents and black berries, this section is also planted with one mature plum tree, young apple and pear trees. The garden contains two sheds, one used to hold tools and the other currently a wood shed.

The property has planning granted for a substantial rear extension and the planning application can be viewed on the planning website – reference number 23/04119/HFUL

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

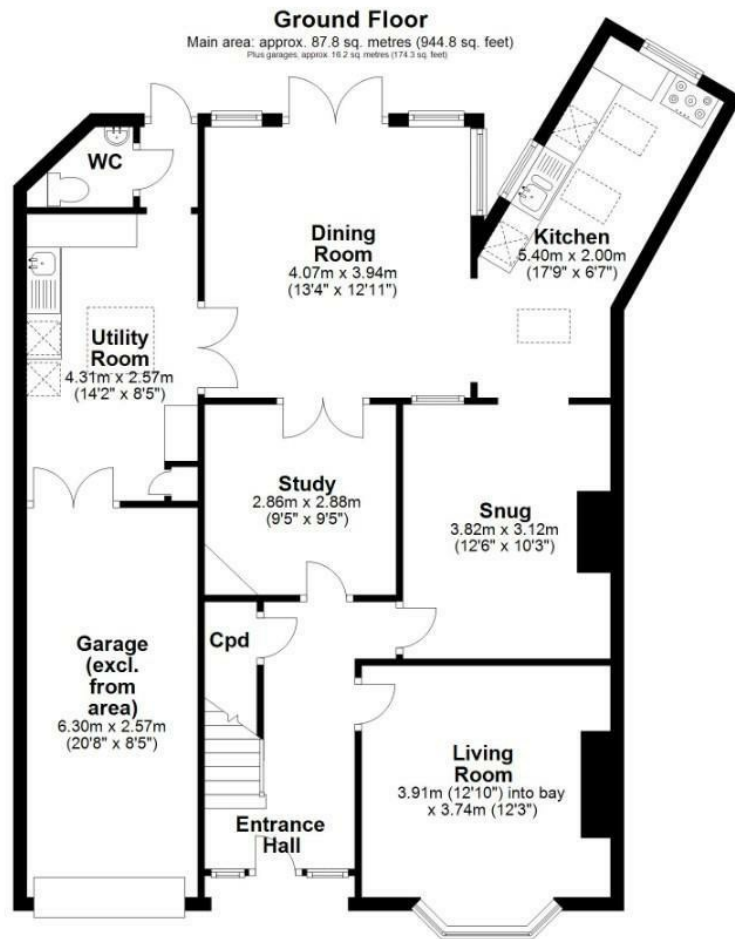
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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

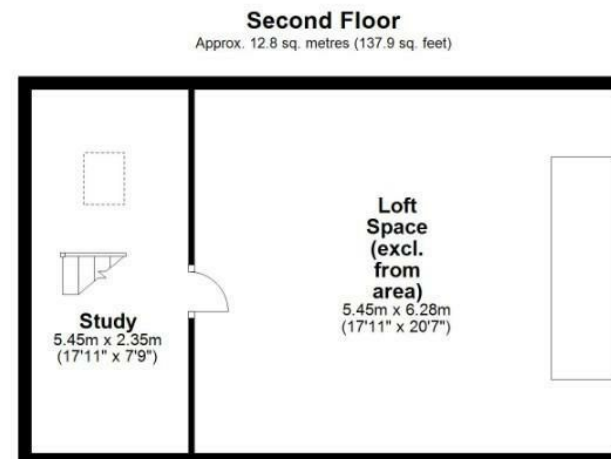






Main area: Approx. 163.3 sq. metres (1758.1 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.3 sq. feet)

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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