



8 Brackenbury, Impington, Cambridge, CB24 9YQ

Guide Price £800,000 Freehold



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A WELL-PRESENTED DETACHED FOUR-BEDROOM FAMILY HOME, IDEALLY SITUATED WITHIN EASY REACH OF IMPINGTON VILLAGE COLLEGE AND THE WIDE RANGE OF AMENITIES AVAILABLE ALONG HISTON HIGH STREET.

- Detached house
- 1775.5 sqft / 164.9 sqm
- Gas fired central heating to radiators
- 0.08 acre plot
- Council tax band-F
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Built circa 1980
- Double garage and driveway parking
- EPC-B / 85
- Solar panels

Having been constructed in the late 1970's/1980's, this detached family home was later extended over two storeys and provides generous accommodation measuring 164.9 sqm / 1775.5 sqft excluding the garage.

The ground floor offers excellent and versatile living accommodation, comprising three reception rooms including a spacious double-aspect lounge, a dining room with doors opening directly onto the rear garden, and a separate garden room which would make an ideal home office or study.

A particular feature of the property is the generous open-plan kitchen/breakfast room, providing an excellent space for modern family living and entertaining. The kitchen is well equipped with an extensive range of storage, a central island and an integrated breakfast table, creating a practical and sociable heart to the home.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a separate family bathroom.

Externally, the property benefits from an adjoining double garage, which offers excellent potential for conversion, subject to the necessary planning consents. There is also ample off-road parking to the front for numerous vehicles. The south-facing rear garden provides an attractive and private outdoor space, featuring a pergola and an outdoor kitchen, making it particularly well suited to alfresco dining and entertaining during the warmer months.

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. Solar panels. There are 21 panels-paid surplus (£1500 approx) yearly income £1500 last three months - approx £4000

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

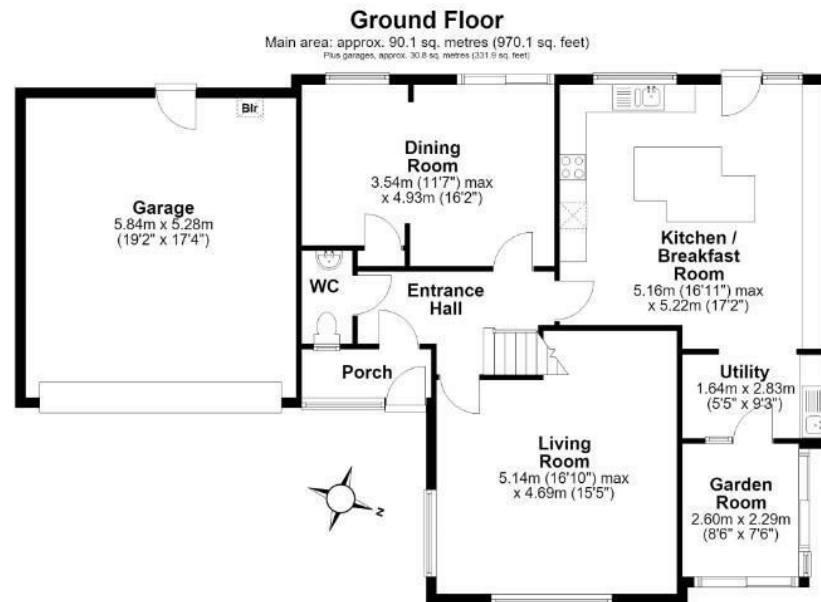
Fixtures and Fittings

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





Main area: Approx. 164.9 sq. metres (1775.5 sq. feet)
Plus garages, approx. 30.8 sq. metres (331.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(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.

