



7 Alice Way, Histon, Cambridge, CB24 9YA  
Guide Price £400,000 Freehold



rah.co.uk  
01223 819300

**NESTLED WITHIN ALICE WAY, HISTON, IS THIS SEMI-DETACHED, THREE-BEDROOM FAMILY HOME LOCATED IN EASY REACH OF THE ARRAY OF LOCAL AMENITIES THAT HISTON AND IMPINGTON OFFER**

- Semi-detached house
- Central heating to radiators
- Within close proximity of Histon High Street and Impington Village College
- Garage en-bloc with allocated parking for one vehicle to the front of the garage.
- EPC- D / 59
- 78 sqm/840 sqft
- Built in 1972
- 3 minute walk to the Park primary school
- Open plan kitchen/dining area opening onto the rear garden.
- Council tax band-C

Measuring approximately 78 sqm/840 sqft this wonderful family home was constructed in 1972 and has undergone a great deal of sympathetic improvement over the years.

To the ground floor, this property comprises of a generous entrance hall with wrap around stairs leading to the first floor, a large storage cupboard beneath the stairs and a light and airy lounge with two floor to ceiling windows overlooking the front aspect. Completing the remainder of the ground floor is an open plan kitchen/dining area with a large set of sliding patio doors which open onto the rear garden.

To the first floor is a landing area with a built-in airing cupboard. Off the landing is the family bathroom with a power shower over the bath and a separate WC. In addition, you will find three bedrooms, including a spacious master bedroom with a large range of built in/fitted wardrobes. Bedrooms two and three also benefit from fitted wardrobes/drawers.

Externally – To the front of the property is a lawn area and a pathway leading to the entrance hall and the side gate which opens into the rear garden. The rear garden of the property is fully enclosed, laid predominantly to lawn with herbaceous borders and provides access to the garage. Parking arrangements for the property include a brick constructed garage en-bloc and allocated parking to the front of the garage.

**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

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

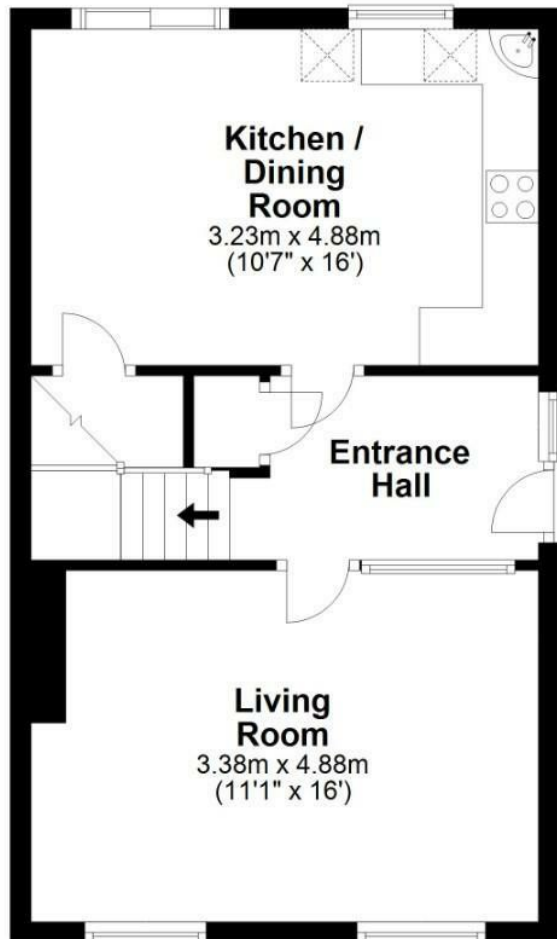
**Agents Note**

£75 service charge paid annually to Greenleas estate



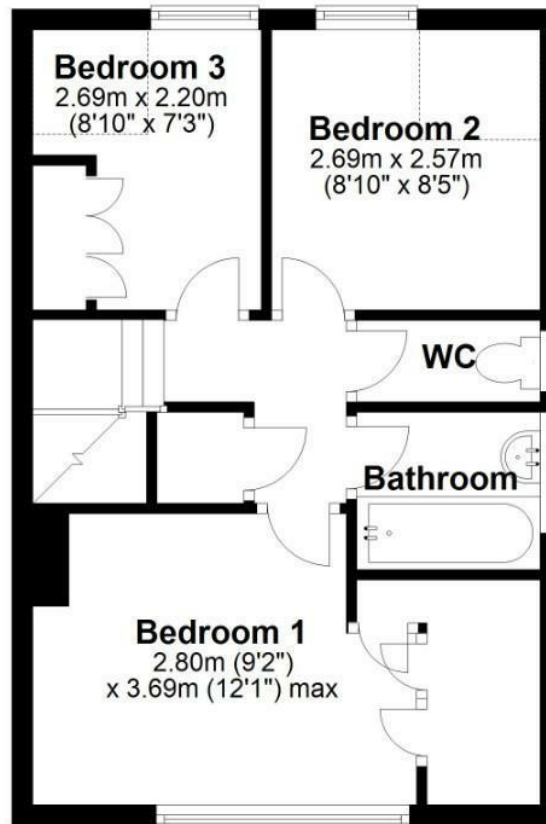
## Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



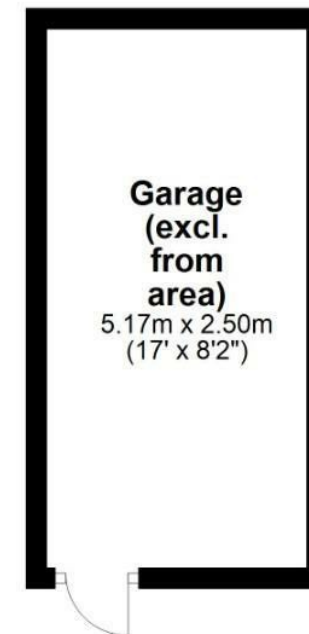
## First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.1 sq. metres (840.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>88</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            | <b>59</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 2002/91/EC                     |           |

