

50 Orchard Road, Histon, Cambridge, CB24 9HN

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A HEAVILY EXTENDED, SEMI-DETACHED RESIDENCE OCCUPYING A GENEROUS PLOT WITHIN THE SOUGHT-AFTER VILLAGE OF HISTON, CAMBRIDGE.

- Semi-detached house
- Extended accommodation
- 1376 sqft/127.8 sqm
- 0.11 acre plot
- Council tax band-D
- 3 bedrooms, 2 bathrooms, 3 reception rooms
- Constructed in 1931
- Gas fired central heating to radiators
- EPC-B/91

Having originally been constructed in 1931, this semi-detached house home was later extended to the side and rear and provides generous accommodation measuring 1376 sqft/127.8 sqm.

To the ground floor the property comprises of a spacious entrance hall with floor to ceiling window, as well as three reception rooms which includes a study overlooking the green to the front, a formal dining room with built in storage either side of the chimney stack and a living room with views over the rear garden. The large, light and airy kitchen/breakfast room has two sets of bi-folding doors which open onto the rear garden and patio, ideal for alfresco dining in the warmer months of the year. The kitchen breakfast room has a large, vaulted ceiling, a kitchen island with storage each side and benefitting from space beneath for stools ad well as copious amounts of storage around the perimeter. Off the kitchen is a utility/boot room and a ground floor wet room with WC facility and a sink.

To the first floor are three splendid bedrooms with fitted wardrobes to bedroom one, as well as storage above the stairs. Bedroom two is a generous double bedroom with good ceiling height and views to the rear across the garden. Bedroom three is a spacious single bedroom with the added benefit of a mezzanine level providing a further 71 sqft of accommodation.

Externally, The property occupies a plot of approximately 0.11 acres. The rear garden of the property is fully enclosed with a patio area accessible form the kitchen and predominantly laid to lawn. The rear garden benefits from herbaceous borders, raised vegetable beds and three timber constructed outbuilding including a children's wendy house, a shed and a large summer house with a mix of bloc paving and slate chippings to the front and side of the summer house.

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-D

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

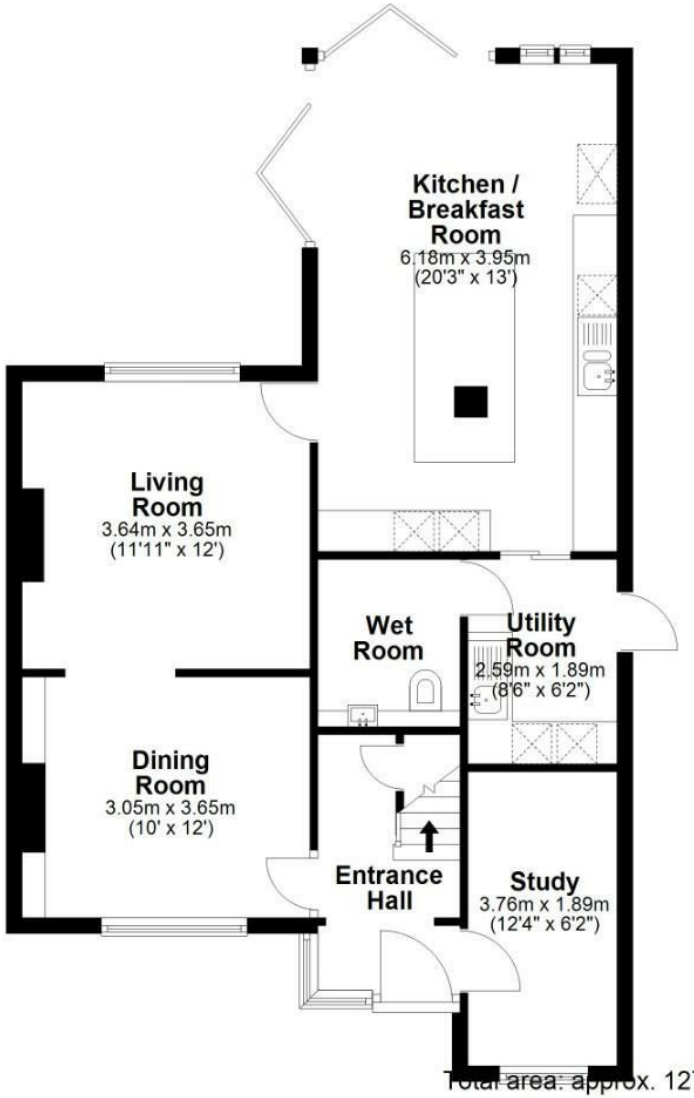






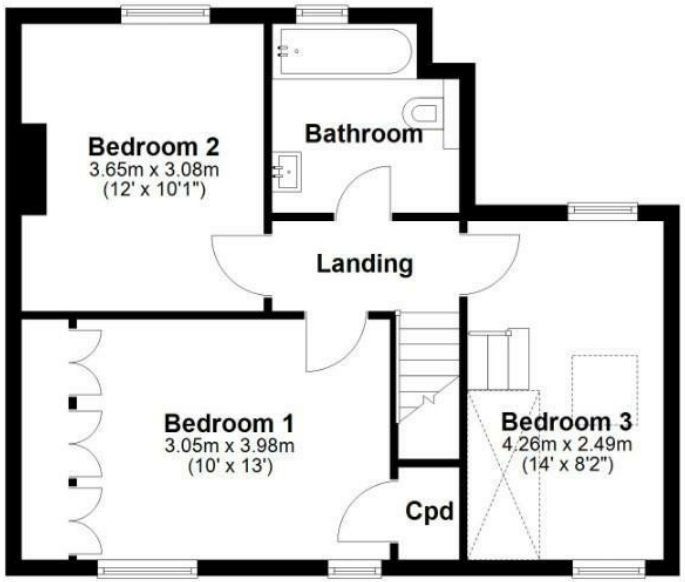
Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



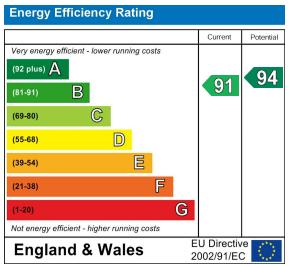
Mezzanine

Approx. 6.6 sq. metres (71.1 sq. feet)



Total area: approx. 127.8 sq. metres (1376.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.















