



24 Pages Close, Histon, Cambridge, CB24 9HF
Guide Price £495,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 819300

HAVING BEEN EXTENDED IN 2017, THIS EDWARDIAN HOME IS LOCATED WITHIN A SHORT WALK OF THE HIGH STREET AND BENEFITS FROM OFF ROAD PARKING FOR TWO VEHICLES.

- Semi-detached house
- 3 beds, 2 baths, 2 recepts
- 0.07 acres
- Driveway parking to the rear
- Council tax band - C
- 1008 Sqft / 93 Sqm
- Edwardian home constructed in 1908
- Gas fired central heating to radiators
- EPC - C / 69

Constructed in 1908, This semi-detached home measures 1008 Sqft / 93 Sqm and provides generous living accommodation over two levels. To the ground floor the property comprises of a large open plan living room which benefits from double aspect windows to the front and side, a wood burning stove and built in storage beneath the stairs. Off the living room is a utility/boot room which the current owners use as their main entrance and an adjoining shower room/WC and large built in cupboards/cloakroom. Within the main extension is a generous kitchen/dining room with large levels of natural light which is largely due to the Velux windows within the roof space and the double aspect windows to the rear and side.

To the first floor are three bedrooms which include two generous double bedrooms and a single bedroom which is used as a guest room/study area. Completing the first floor is a fully tiled family bathroom with a panelled bath, a shower above, a low-level WC and a sink.

Externally – To the front the property is accessed only by foot and has a gravelled garden with a variety of trees and shrubs as well as side access and paving leading up to the front door. The rear garden of the property has a paving area accessible directly off the extended kitchen/dining room. The remainder of the garden is fully enclosed, laid predominantly to lawn with delightful herbaceous borders either side. To the rear of the garden is a shed, a green house and a studio with power and lighting. Parking for two vehicles is available to the rear of the garden along a private gravelled driveway.

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 - C

Fixtures and Fittings

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

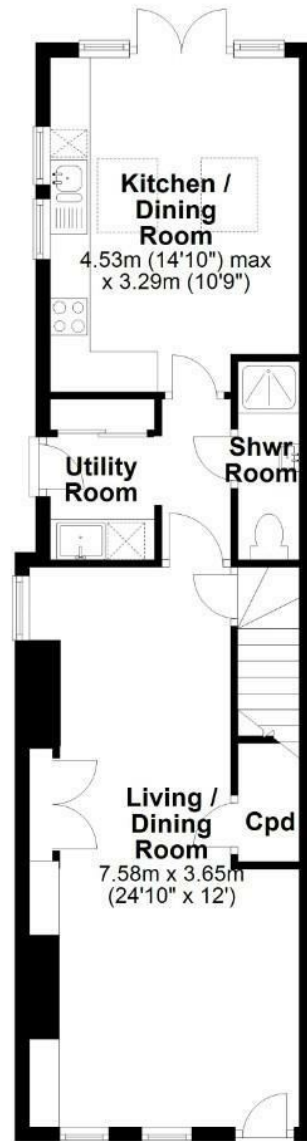
Viewing

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



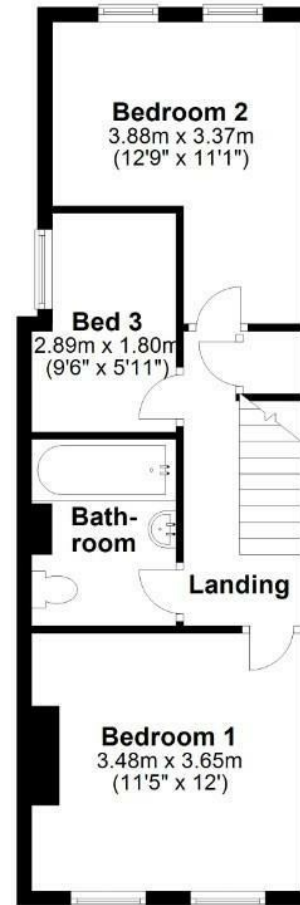
Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

