1 Orchard Road, Histon, Cambridge, CB24 9HL

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIALLY EXTENDED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING AN ATTRACTIVE 0.1-ACRE CORNER PLOT AND OFFERING APPROXIMATELY 153.6 SQM (1,653.7 SQFT) OF SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS. NO ONWARD CHAIN

- Semi-detached house
- 1653.7 sqft / 153.6 sqm
- Gas fired central heating to radiators
- Photovoltaic solar panels
- EPC-C / 70
- 5 bedrooms, 2/3 bathrooms, 3 reception rooms
- Constructed in the 1930s with a large extension completed in 1998
- Driveway parking
- 0.10 acre plot
- Council tax band-D

The ground floor provides a generous and versatile layout, with three well-proportioned reception rooms comprising a living room, dining room and conservatory. The conservatory is conveniently accessed from the spacious kitchen/breakfast room, creating a sociable and practical arrangement ideal for modern family living and entertaining. Also located on the ground floor is a bedroom with an adjoining shower room, providing an ideal space for guests, older family members or those seeking single-level accommodation. Completing the ground floor accommodation is a utility room and further W.C, wash hand basin with laundry machines. This could easily be converted back to a bathroom.

To the first floor are four bedrooms, including three large double bedrooms. Bedrooms one and two benefit from fitted wardrobes, providing useful built-in storage. A well-appointed family bathroom completes the first floor, featuring a corner bath and separate walk-in shower. The spacious landing has been used by the previous owners as a home office area. The loft/attic is a useful boarded and lined room with a roof window, accessed by the fitted loft-ladder. The loft access hatch is above the first-floor landing.

Externally, the property occupies a generous 0.10-acre corner plot, with driveway parking provided to the front. The front garden incorporates herbaceous borders together with a small lawned area, creating an attractive approach to the property. The fully enclosed rear garden offers a good degree of privacy and features a large patio area, which is conveniently accessible from the sitting room and provides an excellent space for outdoor dining and entertaining. Well-stocked borders extend around the perimeter, adding colour and interest throughout the garden.

Within the curtilage of the plot are two detached outbuildings, comprising a dedicated home studio and a separate workshop. These versatile spaces offer considerable scope for home working, hobbies and storage.

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 less than 10 minutes and is an approx 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 water heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

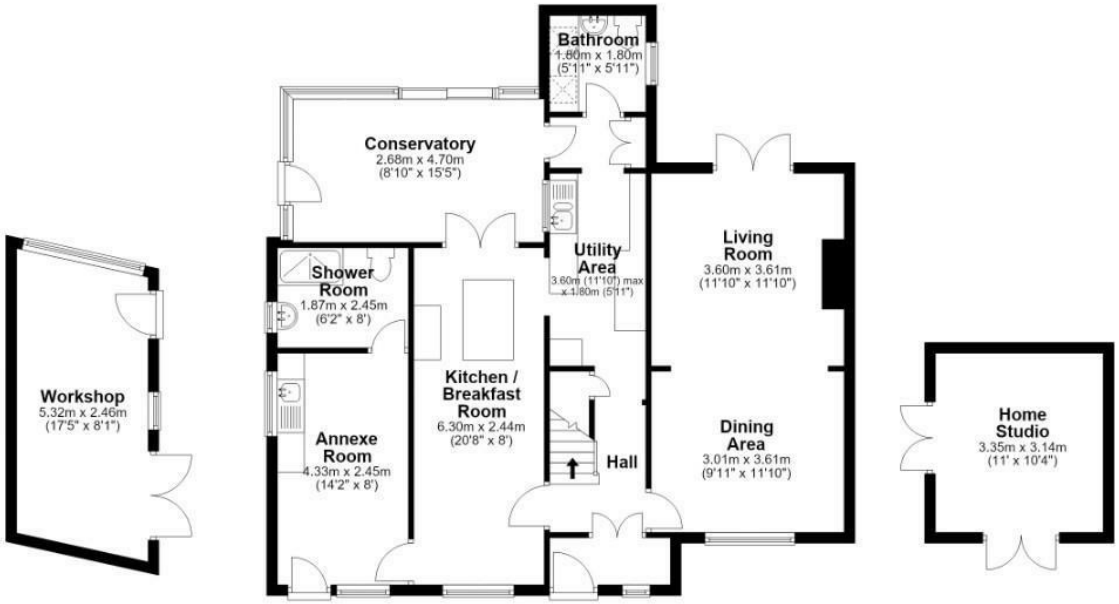
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Ground Floor

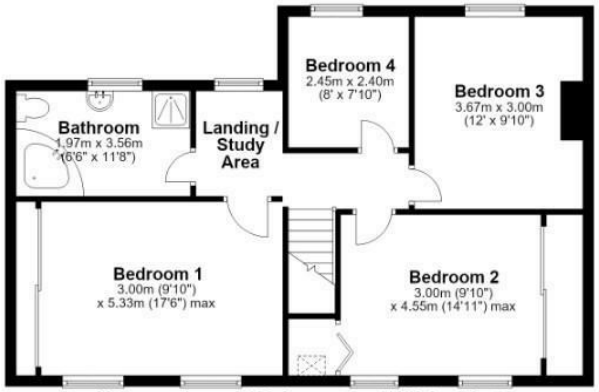
Main area: approx. 89.9 sq. metres (967.7 sq. feet)

Plus workshop, approx. 13.1 sq. metres (140.8 sq. feet)
Plus garden studio, approx. 10.5 sq. metres (113.2 sq. feet)



First Floor

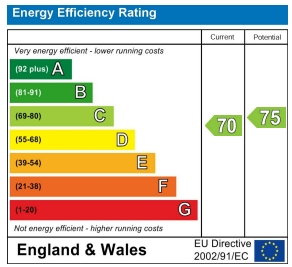
Approx. 63.7 sq. metres (685.5 sq. feet)



Main area: Approx. 153.6 sq. metres (1653.3 sq. feet)

Plus workshop, approx. 13.1 sq. metres (140.8 sq. feet)
Plus garden studio, approx. 10.5 sq. metres (113.2 sq. feet)

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