



39 Kay Hitch Way, Histon, Cambridge, CB24 9YR  
Guide Price £450,000 Freehold



rah.co.uk  
01223 819300

**A HEAVILY EXTENDED AND DECEPTIVELY SPACIOUS TWO-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN A QUIET CUL-DE-SAC AND WITHIN EASY REACH OF THE GUIDED BUS AND HIGH STREET.**

- Semi-detached house
- 2 beds, 2 bath, 1 recept
- Constructed in 1988
- Off road parking
- Council tax band - C
- 1057 Sqft/98.3 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC-C/74

Constructed in 1988, this semi-detached two-bedroom home measures 1057.8 Sqft/98.3 Sqm and provides generous living over two floors. The extended ground floor of the property comprises of a large entrance hall to the front, a kitchen, a shower room with utility area within and an extended, light and airy living/dining area measuring 20'3" x 15'3". To the first floor are two generous bedrooms a family bathroom suite and a separate WC.

Externally – the rear garden of the property is a real oasis. The rear garden has been beautifully landscaped with a variety of paved and gravelled areas providing fantastic seating areas within mature and well stocked borders. Included within the garden is a small lawn area and raised beds which again, are well stocked with a variety of flower, plants and shrubs.

**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.

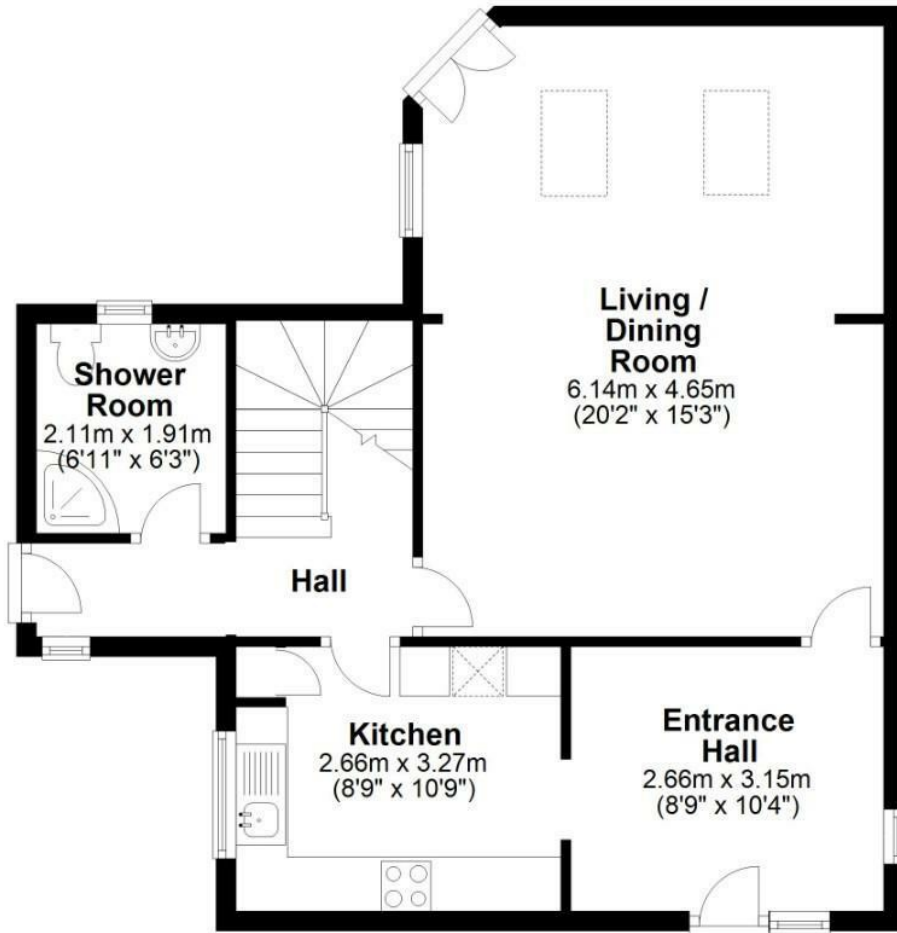
**Viewing**

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



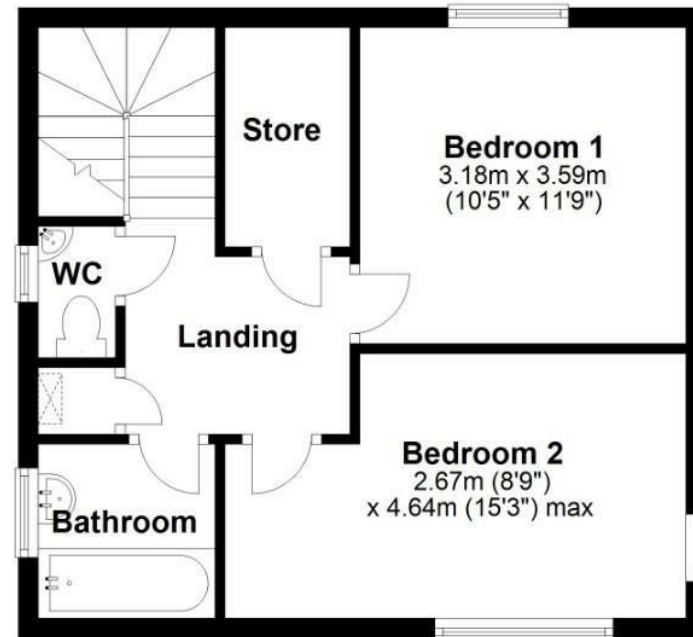
## Ground Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

