34 Manor Park, Histon, Cambridge, CB24 9JT

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A HANDSOME, SEMI-DETACHED HOME BACKING ONTO THE HISTON COMMUNITY ORCHARD TO THE REAR AND NESTLED WITHIN MANOR PARK, HISTON A POPULAR RESIDENTIAL AREA JUST A SHORT WALK FROM THE ARRAY OF AMENITIES WITHIN THE VILLAGE.

- Extended, semi-detached house
- 1015.2 sqft/94.3 sqm
- Gas fired central heating to radiators
- 0.09 acre plot
- Council tax band-D
- 3 bedrooms, 1 reception room, 1 bathroom
- Built in 1959
- Driveway parking and garage
- EPC-D/66

Originally constructed in 1959 this semi-detached home was later extended and reconfigured to provide generous room proportions and measures in the region of 94.3 sqm / 1015.2 sqft.

To the ground floor, the property benefits from an entrance hallway with stairs leading to the first floor, a storage cupboard below the stairs and a WC adjacent. A large living room to the front aspect has a delightful picture window drawing in an abundance of natural light as well as wooden laid herringbone flooring. The rear of the property is the heart of the home with a delightful open plan kitchen/dining area with a continuation of the wooden herringbone flooring, floor to ceiling picture window, bi-folding patio doors and large sky light drawing in copious amounts of natural light. The kitchen for the property has navy counter units along the perimeter wall as well as a large kitchen island with built in storage, socket, and countertop which incorporates a breakfast bar area. The kitchen offers space for numerous white goods which includes a wine cooler, American style fridge, and a double range oven.

To the first floor are three bedrooms which include a colour drenched master bedroom with large window to the front and a spacious double bedroom overlooking the rear garden and Histon Community Orchard to the rear. Serving all three bedrooms is a family bathroom suite with panelled bath, shower above, low level WC and a pedestal sink unit.

Externally, the property has a front garden predominantly laid to hard standing which continues to the side of the property beneath a covered car port. The rear garden of the property is mostly laid to lawn, with a variety of herbaceous borders to the side and rear. Within the rear garden is a concrete garage, and a gate to the rear of the garden taking you onto the foot path and nearby Community Orchard.

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.

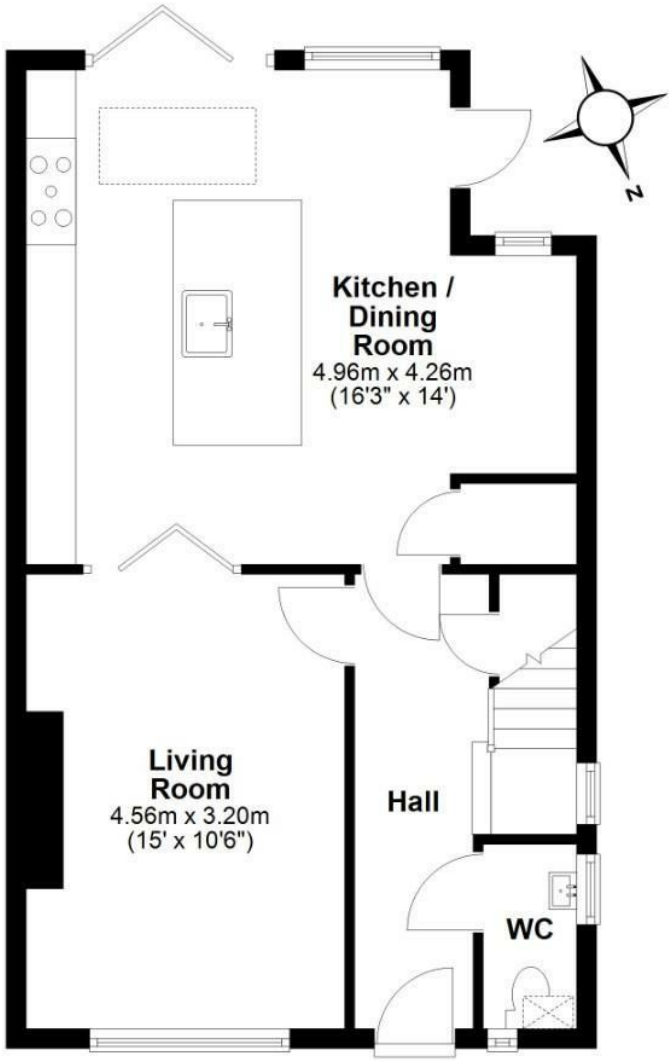
Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

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

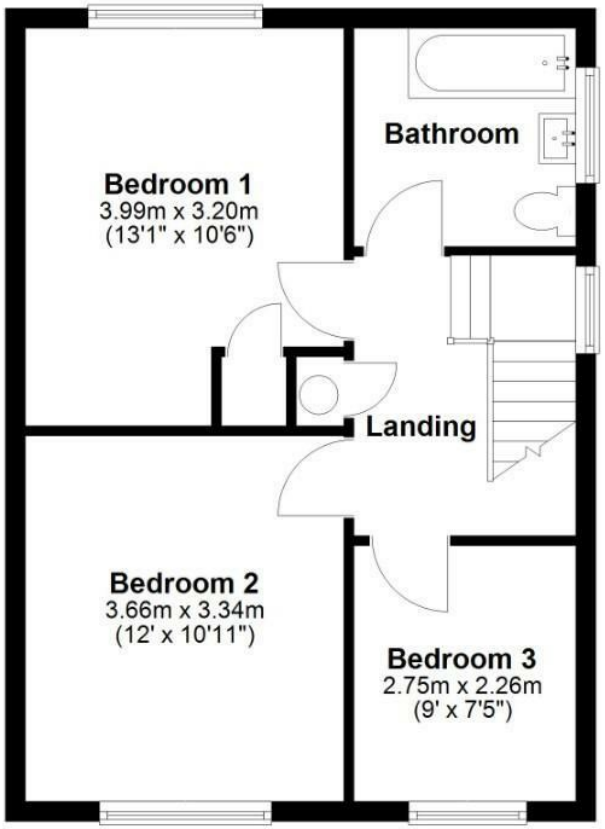
Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



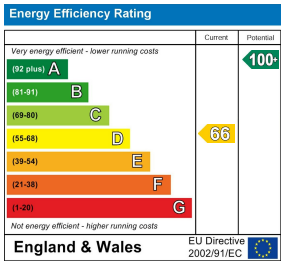
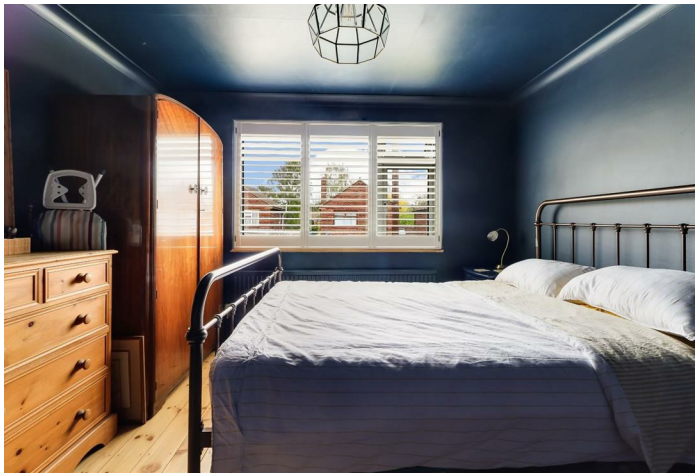
First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 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.