



5 Hereward Close, Impington, Cambridge, CB24 9NH
Offers In Excess Of £600,000 Freehold



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A HEAVILY EXTENDED, FOUR-BEDROOM FAMILY HOME LOCATED WITHIN THE CATCHMENT OF THE OUTSTANDING IMPINGTON VILLAGE COLLEGE.

- Semi-detached house
- 4 beds, 2 baths, 2 reception rooms
- Gas-fired central heating to radiators
- EPC - B / 81
- Built in 1956
- 1850 sqft / 171.9 sqm including loft rooms
- 0.12 acres
- Driveway parking to the rear
- Council tax band - C
- Solar Panels with 4 Kw output

This extended semi-detached home provides internal accommodation measuring 1850.1 sqft / 171.9 sqm including the loft rooms on the second floor. To the ground floor the property comprises of an entrance hall with stairs to the first floor and WC adjoining, two reception rooms, a kitchen/dining room and a separate utility/boot room.

To the first floor are four bedrooms and two bathrooms. The first bathroom benefits from a walk-in shower, low level WC and a sink unit with vanity below whilst the second bathroom benefits from a panelled bath with shower above, a low-level WC and sink unit with vanity below.

The second floor of the property has been converted to provide two generous storage/recreation rooms with Velux windows and eaves storage.

Externally – the plot occupies a generous corner plot with a wrap-around garden enclosed with a large hedgerow. The front garden is predominantly laid to lawn, has a pathway leading up to the front door and benefits from an array of plants and trees within. The rear garden is laid to lawn, has a detached timber constructed summer house/studio within and a gravel laid driveway providing off-road parking for several vehicles.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

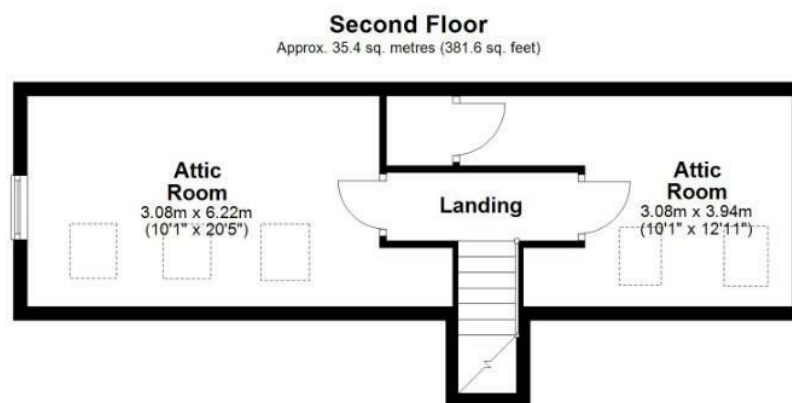
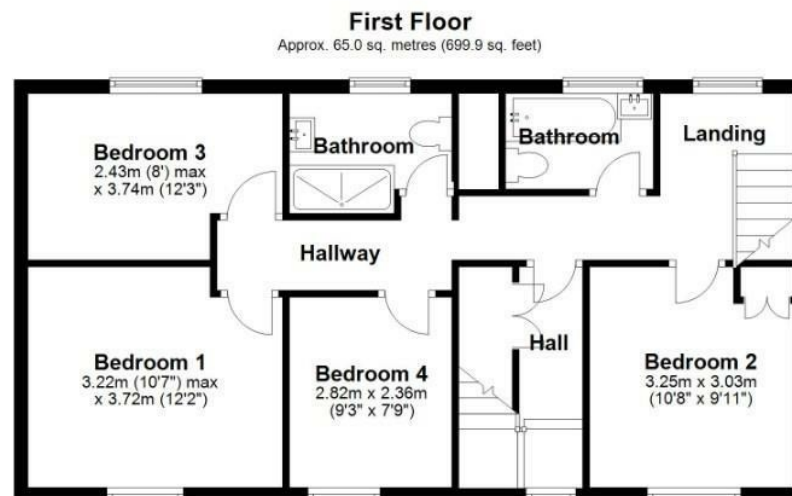
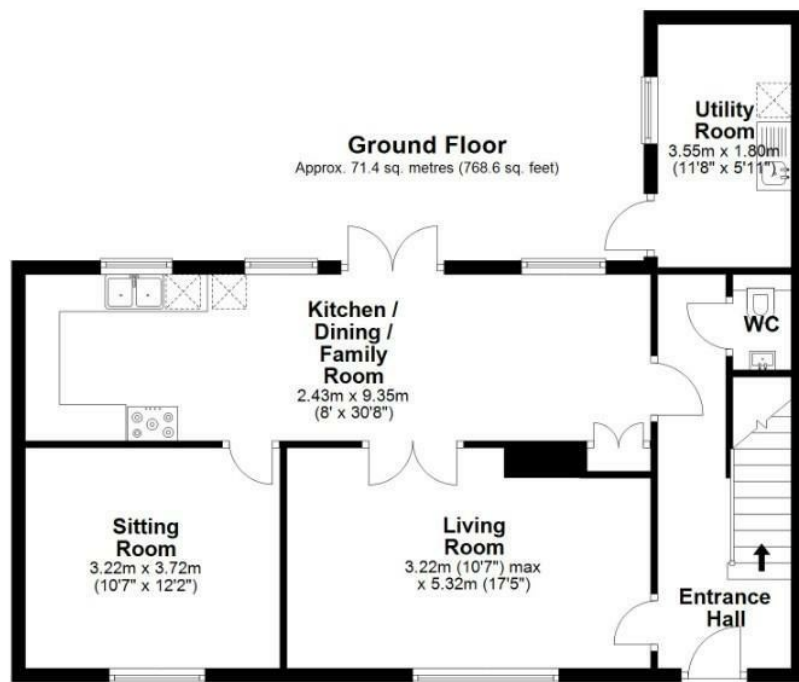
Fixtures and Fittings

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

Viewing

Strictly by appointment.





Total area: approx. 171.9 sq. metres (1850.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	82
		EU Directive 2002/91/EC	

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.

