



309 Histon Road, Cambridge, CB4 3NF
Guide Price £675,000 Freehold



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AN EARLY 1900'S, DOUBLE-FRONTED DETACHED HOUSE PROVIDING ACCOMMODATION EXTENDING TO 1289 SQFT, OCCUPYING A GENEROUS PLOT WITH AMPLE OFF-STREET PARKING, GARAGING AND GARDENS ON HISTON ROAD.

- 1289 sqft / 119 sqm
- 3 bed, 3 recep, 1.5 bath
- Garage & driveway parking
- 1900's
- Council tax band – F
- Detached house
- 728 sqm / 0.18 acre
- Gas-fired heating to radiators
- EPC – E / 53

This detached period house has an attractive double bay façade and spacious accommodation arranged over two floors, with tremendous scope to extend to the side and rear. The property is set back from the road behind broad frontage, which provides ample off-street parking and access to private gardens.

An attractive entrance door set under a tiled roof canopy opens into the reception hall. There are three well-proportioned reception rooms, a kitchen to the rear, which is well-equipped and provides a range of matching low-level units and drawers with wood worktops and space for various freestanding appliances. A large walk-in pantry and WC complete the ground floor accommodation.

Upstairs, a generous first-floor landing leads to a family bathroom suite and three double bedrooms, all providing built-in storage.

Outside, the front and side area provide off-street parking and access to a garage. There is large tree, which has a tree preservation order. To the rear, there is a generous garden which is predominately laid to lawn and has a paved patio area.

Agent's Note

Please note that there is a large tree with TPO in the front garden.

The vendor and their architect have drawn up 'possible' plans for extending the house as shown on the listing. These have not passed planning and are just for demonstration purposes only. RAH, the vendor and their architect are unable to accept liability for the accuracy of the details.

Location

Histon Road is conveniently situated just to the north of the city centre, well placed for access to the University, Cambridge Science Park and the A14. There are local shopping facilities in the immediate vicinity with schooling for all age groups in the area including Mayfield Primary School and Chesterton Community College both close by. In addition, there is a recreation ground located just off Histon Road and the city centre can be reached on foot, bicycle or bus.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

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

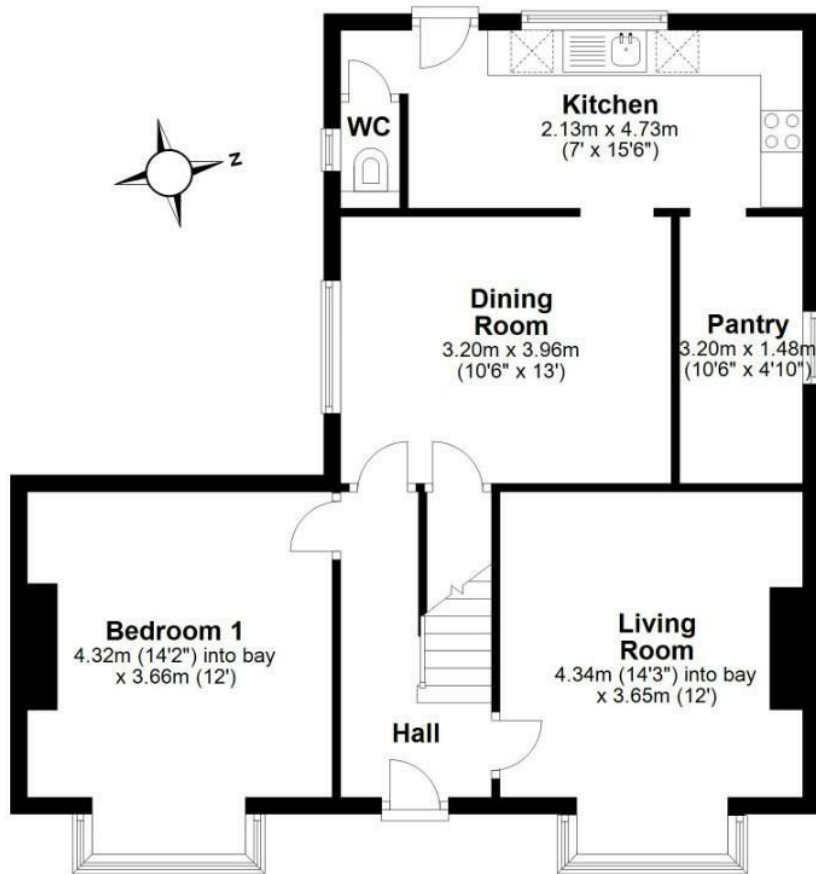
Viewing

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



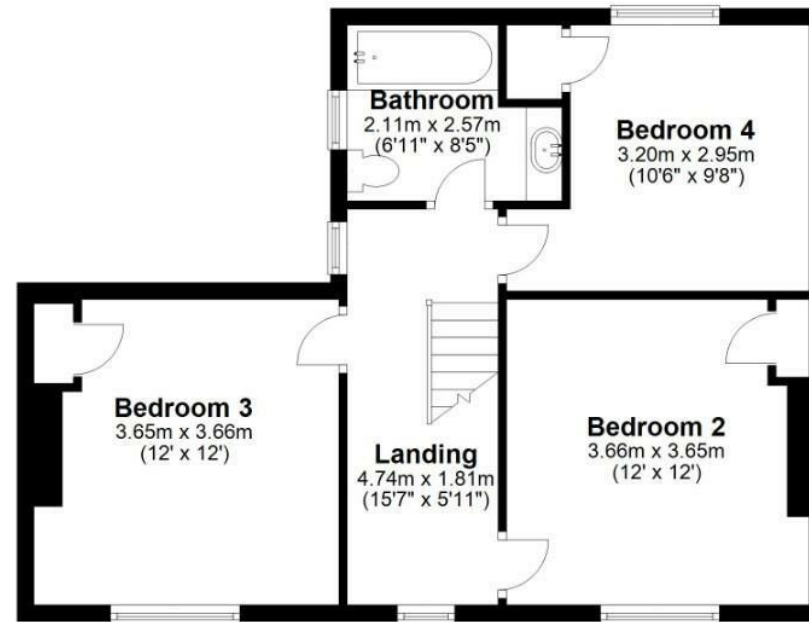
Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 119.8 sq. metres (1289.5 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		85
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

