





## STATION ROAD, HISTON, CAMBRIDGE, CB24 9LF

- City Centre - approx. 4 miles
- Cambridge North Railway Station - approx. 3.5 miles
- Addenbrookes Hospital - approx. 6 miles

Two double sized bedrooms • Established & private gardens • Well-presented throughout

### DESCRIPTION

Offering an array of original features with the accommodation comprising a sitting room, kitchen/breakfast room, bathroom and two bedrooms. Externally enjoying wonderfully established and particularly private front and rear gardens.

The abundantly charming sitting room enjoys an inset gas fired stove, window and door to front aspect and stairs rising to the first floor. The kitchen/breakfast room enjoys a stylishly fitted kitchen with oak worktops and an inset butler sink with integrated appliances including a fridge, freezer, oven and hob, dining space, utility cupboard and window and door to rear aspect. The ground floor bedroom is double in size with a window to front aspect. The bathroom is extensively tiled with a bath, shower cubicle, WC and wash hand basin. The first floor enjoys a bedroom with fitted wardrobes and a window to front aspect.

### OUTSIDE

The front garden is wonderfully established with a charming selection of shrubs, plants and trees. The paved pathway leads to the front door and the side access leading to the rear garden, which is also hugely charming and mature with a large store shed.

## A HUGEY CHARACTERFUL AND ABUNDANTLY CHARMING TWO-BEDROOM COTTAGE OFFERING JUST OVER 700 SQ.FT OF ACCOMMODATION.





## LOCATION

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. It is particularly convenient location, just 3 miles from the city centre, adds to its popularity and communications are first class, the A14 and M11 being within a few minute's drive. The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Impington is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minute's. Cambridge North Railway Station opened in May 2017, located in Chesterton, close to Cambridge Science Park, connecting to the Guided Busway and providing an interchange with Park & Ride and local bus services. Pedestrians, cyclists and horse riders also benefit from a bridleway running all the way from Cambridge Science Park to St. Ives along the route of the Guided Busway. Girton Golf Club is also within a few minutes drive.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

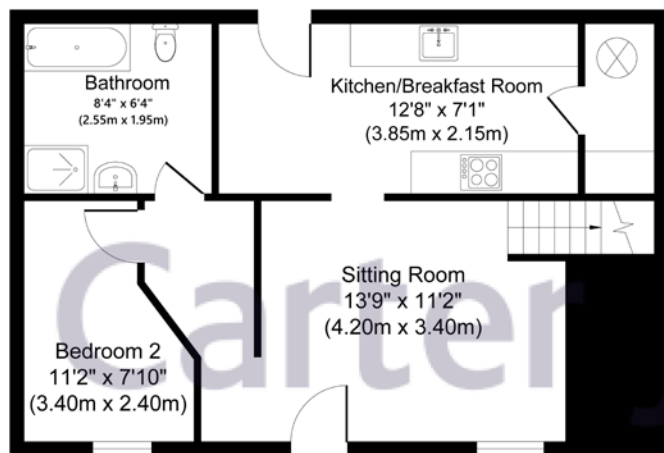
**Services:** Gas fired central heating. Mains water, gas, drainage and electricity

**Local Authority:** South Cambridgeshire District Council

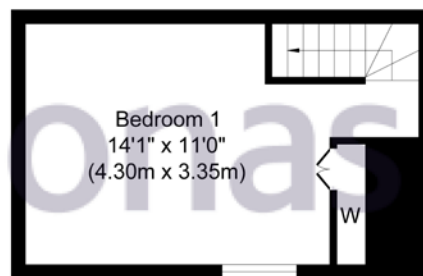
**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330







**Ground Floor**  
**Approximate Floor Area**  
**520 sq. ft**  
**( 48.3 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**203 sq. ft**  
**(18.88 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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