



HISTON ROAD
Cambridge

Carter Jonas

HISTON ROAD, CAMBRIDGE, CB4 3JD

- Cambridge Railway Station - approx. 3 miles
- Cambridge City Centre - approx. 2 miles
- A14 Access - approx. 1 mile

Around 1,700 sq.ft of accommodation • Popular setting in town • Four double sized bedrooms • Detached studio in the rear garden • Paved driveway parking • South-westerly facing rear garden • EPC rating D

DESCRIPTION

A particularly spacious and abundantly charming four-bedroom house boasting a sought after setting and a detached and comprehensive studio. The well-proportioned accommodation measures around 1,700 sq.ft comprising an entrance hall, sitting/dining room, cloakroom, kitchen/breakfast room, four double sized bedrooms and a bathroom. Externally enjoying driveway parking and a south-westerly facing rear garden.

Entering into the entrance hall with exposed original floorboards, under stairs storage and stairs rising to the first floor. The large sitting/dining room enjoys an original fireplace and windows to both front and rear aspects. There is an inner hall and cloakroom before getting to the large and open kitchen/breakfast room.

The sizeable and staggered landing offers a small seating area and an airing cupboard. The master bedroom is positioned to the rear of the property beside the bathroom which is extensively tiled with a double sized shower cubicle, bath, wash hand basin, WC and heated towel rail. The remaining first floor offers three further double sized bedrooms.

A PARTICULARLY SPACIOUS AND ABUNDANTLY CHARMING FOUR-BEDROOM HOUSE MEASURING AROUND 1,700 SQ.FT, BOASTING A SOUGHT AFTER SETTING AND A DETACHED AND COMPREHENSIVE STUDIO.



STUDIO

With precedent set throughout the road, the studio is prime for further conversion, subject to planning permission. Currently an open room with a cloakroom and small storage space.

OUTSIDE

The south-westerly facing rear garden is predominately lawned with a paved terrace and supplying access to the detached studio. There is a paved driveway providing parking for two vehicles to the rear of the garden.

LOCATION

Conveniently situated 1 mile to the north of the city centre and close to good Primary and Secondary schools. Histon Road has a range of local amenities nearby including local shops, post office, pharmacy, public house and petrol station. There is a regular bus service on Histon Road and excellent main road links. The A14, linking to the A11/M11, is just over a mile away.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: Cambridge City Council

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



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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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