



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





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.

Copyright V360 Ltd 2024 | www.houseviz.com



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	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.