



STATION ROAD
Histon

Carter Jonas

STATION ROAD, HISTON, CAMBRIDGE, CB24 9LQ

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

Four double sized bedrooms • Three bathrooms & cloakroom • Around 1,700 sq.ft of accommodation • Gated parking & two garages • Popular village • High-spec throughout • EPC rating B

DESCRIPTION

The well-proportioned and abundantly stylish accommodation measures around 1,700 sq.ft including an entrance hall, sitting room, a large open-plan kitchen/dining/family room, utility room, cloakroom, four double sized bedrooms and three bathrooms. Externally enjoying an impressively landscaped rear garden, driveway parking and two garages.

Entering into the large and inviting entrance hall with oak flooring and under stairs storage. The sitting room is positioned at the front of the property with a bay-window. The kitchen/dining/family room is hugely impressive with a stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double butler sink and drainer. Integrated appliances include a double oven, hob, dishwasher, freezer and a fridge-freezer. Ample dining and seating space with bi-folding doors leading to the rear garden terrace. The remaining ground floor offers a utility room and cloakroom.

The landing offers a window to front aspect and stairs rising from the ground floor and to the second floor. The master bedroom is positioned at the rear of the property with extensively fitted wardrobes and an en-suite with a bath and shower over, wash handbasin, WC and heated towel rail. The second bedroom enjoys the bay-window and also offers an en-suite with a sizeable shower cubicle, heated towel rail, wash handbasin and WC.

AN IMPECCABLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR-BEDROOM HOUSE SET WITHIN A VASTLY EXCLUSIVE GATED DEVELOPMENT WITHIN THE POPULAR CAMBRIDGESHIRE VILLAGE OF HISTON.



A spacious top floor with two double sized bedrooms, a sizeable landing and an extensively tiled bathroom with a bath and shower over, wash handbasin, WC and heated towel rail.

OUTSIDE

Set within a particularly exclusive and small development with a small front courtyard and electric gates leading into the communal driveway/parking/garaging area. The rear garden is impressively landscaped with paved seating, an artificial lawn, pergola and small store shed. The property enjoys two garages.

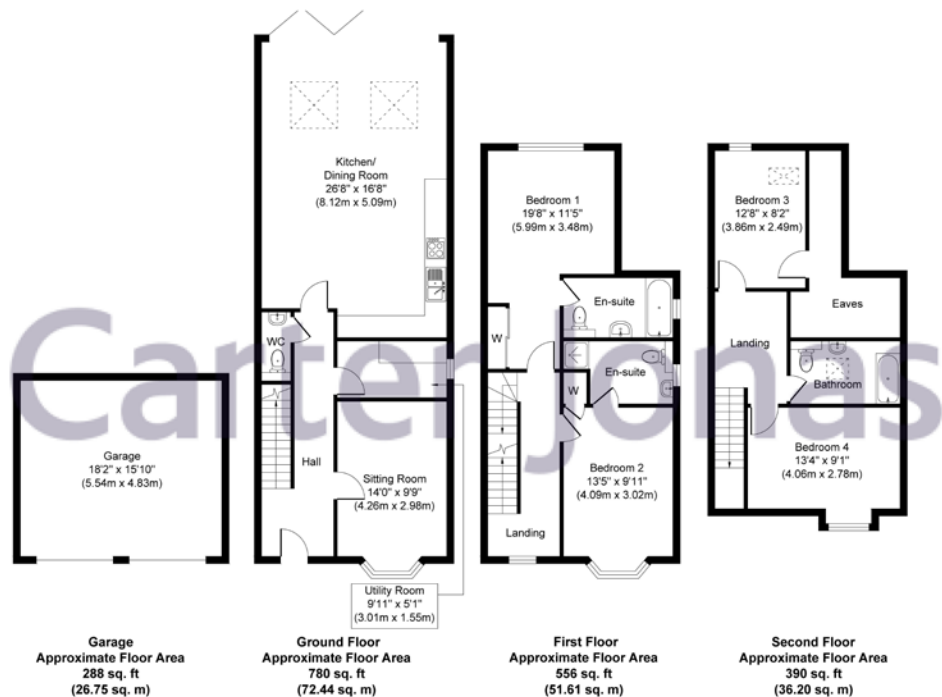
LOCATION

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. It's 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 minute's drive.

AGENTS NOTE:

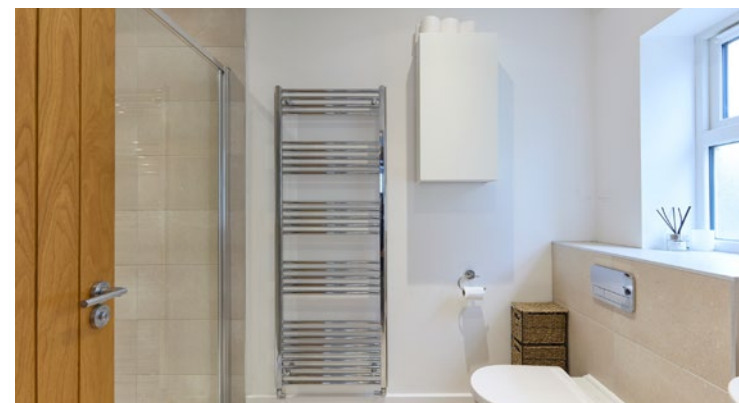
The communal driveway that in turn leads to the garage block is managed and maintained by the four properties within this exclusive development. The yearly contribution into the 'service charge' is not a set amount and will only ever be mutually agreed. The funds are used to maintain the paving, fund the running and maintenance of the electric gates and cover the cost of the gardener.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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