



**HISTON ROAD**  
Cambridge

**Carter Jonas**



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## HISTON ROAD, CAMBRIDGE, CB4 3HS

- Cambridge City Centre – approx. 2 miles
- Cambridge North Railway Station – approx. 3 miles
- A14 – approx. 0.5 miles

Large reception room • Kitchen/breakfast room/diner  
• 3 Double bedrooms • 1 Bathroom • Ample parking & garage • Landscaped gardens • EPC rating C

### DESCRIPTION

An impeccably well-presented and favourably positioned three-bedroom house boasting a spacious plot less than two miles from the city centre. Having been extensively improved over recent years, with a stylishly fitted kitchen and bathrooms, the accommodation measures around 1,100 sq.ft. Externally boasting an impressively large resin driveway, a garage and a beautifully landscaped rear garden.

Entering into the spacious entrance hall with fitted storage and leading to the cloakroom with a vanity sink unit and WC. The sitting room offers fitted storage and an inset wood burning stove. The kitchen/dining room offers a stylish fitted kitchen with worktops and integrated appliances including a double oven, hob, extractor and dishwasher. Ample dining space and sliding doors leading to the rear garden terrace.

The landing space benefits from an 'Amtico' flooring, which also spreads throughout the remaining first floor. The three bedrooms are all double in size and each offers fitted wardrobe space. The impressive bathroom is extensively tiled with a bath and shower over, vanity sink unit, WC, heated towel rail and heated wall mirrors.

## AN IMPECCABLY WELL-PRESENTED AND FAVOURABLY POSITIONED THREE-BEDROOM HOUSE BOASTING A SPACIOUS PLOT LESS THAN TWO MILES FROM THE CITY CENTRE





## OUTSIDE

The property is approached via the large driveway providing ample parking and access to the single garage, with established planted borders. The rear garden is immaculately presented with a large paved terrace, with a further paved pathway leading to the rear end of the garden. The remaining garden is predominately paved with a wonderful selection of mature shrubs and plants. There are two stores.

## 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, drainage and electricity

**Local Authority:** Cambridge City Council

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



## Histon Road

Approximate Gross Internal Area = 1093 sq ft / 101.5 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1299 sq ft / 120.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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