



Narrow Lane, Histon Cambridge CB24 9YP

welcome to

Narrow Lane, Histon Cambridge

A rarely available centrally located four bedroom detached family home with a double garage and enclosed garden offered with no upward chain.

Location

Histon is justifiably one of the most sought-after villages near the city just three miles from the actual centre yet pleasantly located close to open countryside. The Cambridge by-pass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaurate, providing educational and recreational facilities for all the community.

Accommodation

Entrance Hall

with stairs leading to the first floor. Radiator. Wood flooring. Cupboard leading under the stairs. Doors to:-

Cloakroom

comprising of a close coupled W.C. Wall mounted wash hand basin. Radiator. Opaque window to side aspect.

Utility

comprising of a stainless steel sink unit in front of double glazed window to front aspect. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Wall mounted gas boiler. Part glazed door leading outside. Radiator.

Kitchen

recently refitted to a high standard and comprises of a single drainer sink unit in front of double glazed

window to side aspect. Integrated dishwasher. A quality range of top and base units with work surfaces over. Electric double oven. Electric hob and extractor fan. Integrated fridge/freezer. Inset spot lighting. Radiator.

Dining Room

with double glazed window to side aspect. Wood flooring. Radiator. French doors leading to:-

Living Room

with double glazed window to side aspect. Sliding patio doors leading out to the garden. Two radiators. Wood flooring.

First Floor Landing

double glazed window to front aspect. Radiator. Airing cupboard. Loft access. Doors to:-

Master Bedroom

with double glazed window to rear aspect. Radiator. Door to:-

En-Suite Shower

comprising of a close coupled W.C. Shower cubicle. Pedestal wash hand basin. Heated towel rail. Opaque double glazed window to side aspect.

Bedroom 2

another double bedroom with double glazed window to side aspect. Radiator.

Bedroom 3

a smaller double bedroom with double glazed window to side aspect. Radiator.

Bedroom 4

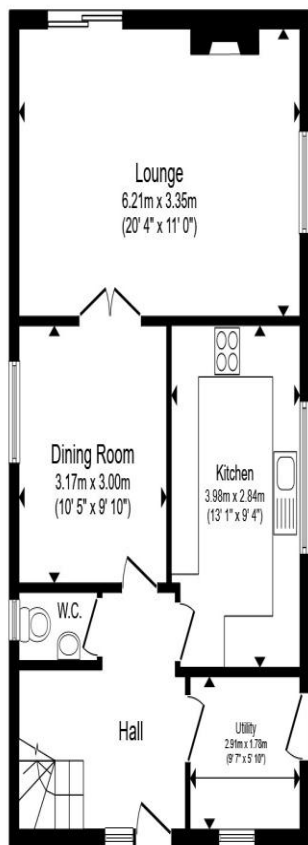
a generous single bedroom with double glazed window to front aspect. Radiator.

Family Bathroom

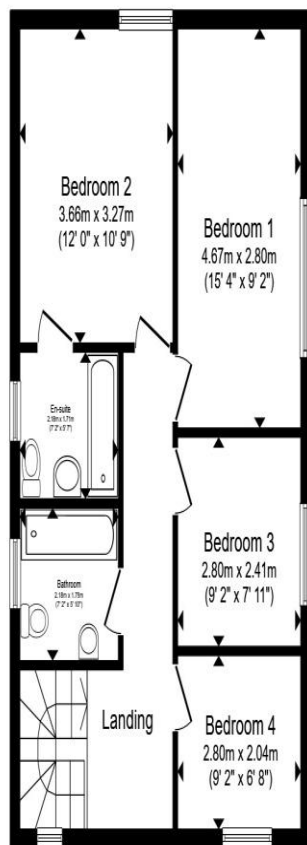
comprising of a low level W.C. Pedestal wash hand basin. Panelled bath. Heated towel rail. Opaque double glazed window to side aspect.

Outside

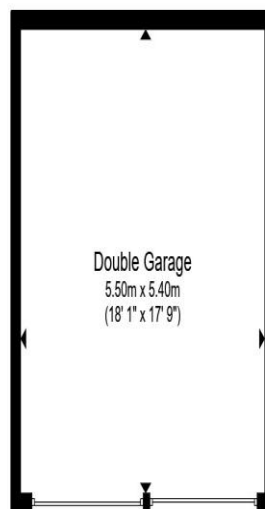
there is a driveway providing off road parking leading to double garage with power and lighting as well as an up and over door. Various shrubs and borders. Gated side access leading through to:- The main garden, which wraps round two sides of the property laid mainly to lawn with trees, shrubs, borders and patio area.



Ground Floor



First Floor



Garage

Total floor area 144.8 m² (1,559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Narrow Lane,
Histon Cambridge

- Four Bedroom Detached Family Home
- Double Garage
- Living Room
- Dining Room
- Newly Fitted Kitchen and Separate Utility

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£675,000



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Property Ref:
HIS100102 - 0004

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01223 214400



histon@tylers.net



19 High Street, CAMBRIDGE, Cambridgeshire,
CB24 9JD



sequencehome.co.uk