



2 Orchard Road, Histon,
Cambridge, CB24 9HN

Guide price £575,000



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Histon, CB24 9HN

- Good size family house
- Fantastic location for schools
- Extended accommodation

A large semi-detached family house, extended to provide excellent accommodation, situated in a convenient and sought-after location within walking distance of the primary school.

This 1247 sq. ft, 3-bedroom family house has a significant extension creating a well-balanced and well-presented family space. There is an entrance hall with wood-effect flooring and understairs storage. The living room is a good size and has a gas fire in an attractive stone surround. The 18ft dining/family room has a dual aspect and herringbone wood flooring. The kitchen has been beautifully refitted with a range of units, a breakfast bar, and integrated appliances including an induction hob, extractor, dishwasher, and fridge/freezer. Also, there are double doors to the rear garden. Beyond the kitchen is a useful lobby with storage space and a utility room with a WC





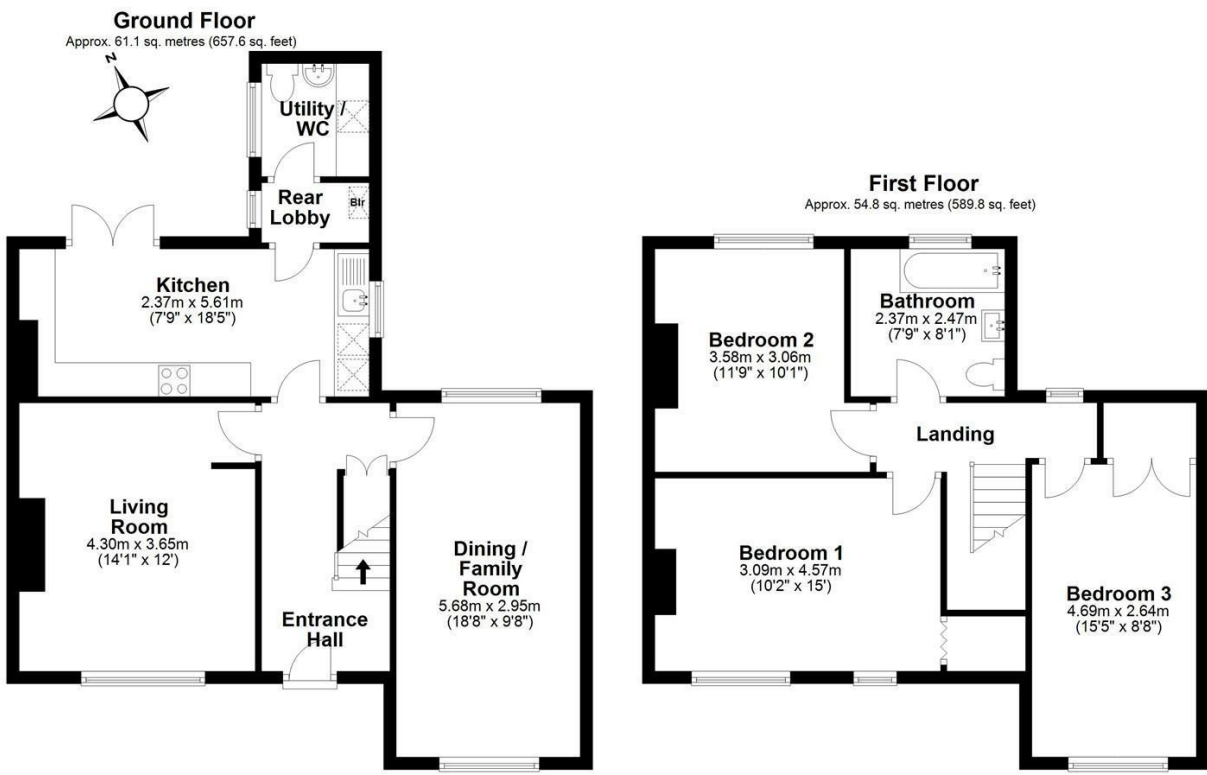
Upstairs, there are three good-sized double bedrooms, two of which have built-in cupboards, and one has a cast-iron fireplace. The family bathroom has been refitted with a bath, basin and WC, part-tiled walls, a ceramic floor and a radiator/towel rail.

The house has double glazing and gas central heating.

At the front, there is a driveway for parking and a garden, and gated access leads to the side and rear gardens, which are mainly lawn. There is a patio, a shed, and the gardens are enclosed by fencing.

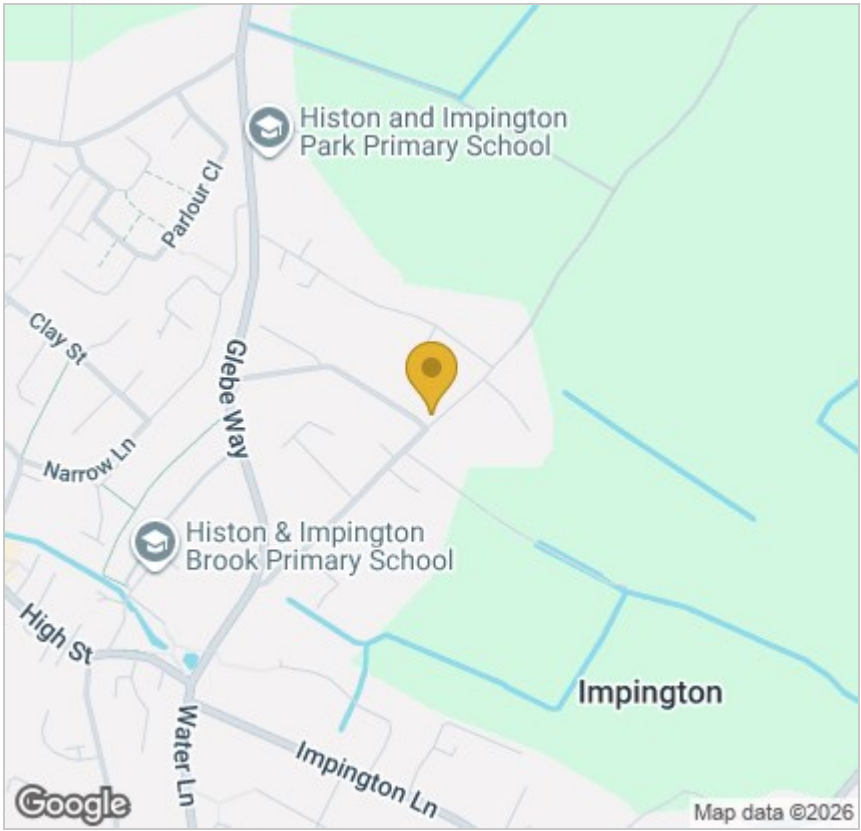
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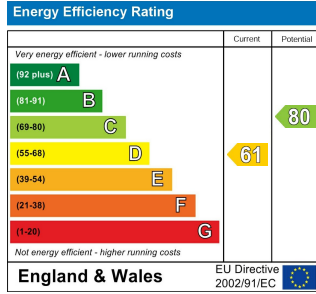


Total area: approx. 115.9 sq. metres (1247.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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