



**Pages Close, Histon, Cambridge, CB24 9HF.**

**welcome to**

## **Pages Close, Histon Cambridge**

This property is an excellent opportunity to acquire a three-bedroom home in a village setting, within the highly regarded catchment area for Impington Village College and offering convenient access to Cambridge, making it an ideal family home. The property would benefit from some modernisation.

### **Entrance Porch**

Brick-built entrance porch with double glazed front door opening into

### **Entrance Hall**

Spacious entrance hall with staircase to the first floor, under-stairs storage space and access to the principal ground floor rooms. Radiator

### **Kitchen**

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit. Window overlooking the rear garden, space and plumbing for appliances, and access to the conservatory. A useful walk-in pantry provides excellent additional storage. Offering plenty of potential for modernisation, this good-sized kitchen could be transformed into a superb family space.

### **Conservatory**

A bright brick built conservatory overlooking the side and rear garden, providing additional living space with direct access outside. Perfect for use as a sitting area or dining space.

### **Living Room**

A well-proportioned living room featuring an attractive open fireplace, creating a focal point to the room. Feature window overlooking the rear garden, allowing plenty of natural light. Access to the Dining room

### **Dining Room**

A well-proportioned dining room with window to the front aspect, radiator, and ample space for a family dining table and chairs, making it ideal for both everyday dining and entertaining.

### **Landing**

Good-sized landing, radiator, and double cupboard housing the hot water tank. Doors leading to all first-floor rooms. Access to loft space.

### **Master Bedroom**

A generous double bedroom with window overlooking the rear garden, radiator, Fitted double wardrobe in recess. A bright and well-proportioned principal bedroom.

### **Bedroom Two**

A good-sized double bedroom with window to the front aspect, radiator, and ample space for freestanding bedroom furniture. A bright and comfortable room.

### **Bedroom Three**

A well-proportioned single bedroom with window to the front aspect, radiator, and fitted double wardrobe providing useful storage. Ideal as a child's bedroom, guest room, or home office.

### **Bathroom**

Modernised and fully tiled bathroom comprising a walk-in double shower, vanity unit with inset wash hand basin, heated towel rail, and obscure glazed window to the rear aspect. Finished to a high standard.

### **Cloakroom**

Comprising a low-level WC, with obscure glazed window to the rear aspect.

### **Garage**

Located at the very rear of the property, the timber garage provides useful storage and is complemented by having additional off-road parking for one vehicle.

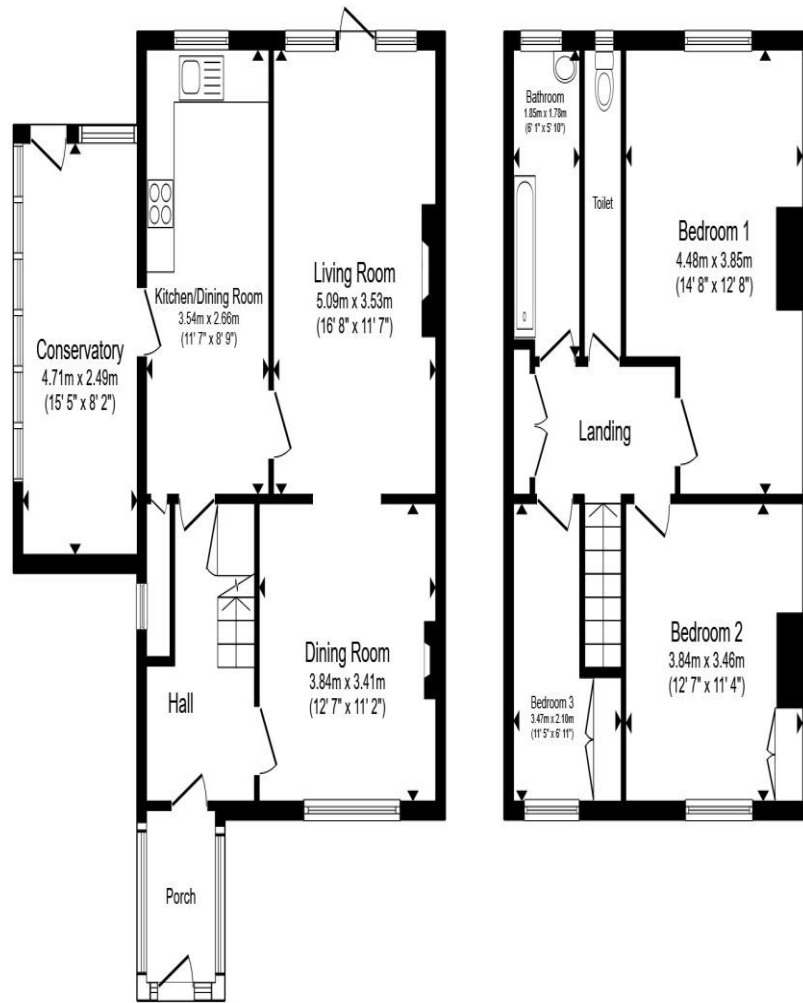
### **Outside**

The property enjoys generous gardens to both the side and rear, predominantly laid to lawn, offering excellent outdoor space for families. A brick-built outside store provides useful additional storage, while side access leads from the front of the property to the rear garden. The gardens also provides access to the garage and off-road parking located at the rear of the property.

### **Wash House**

Brick built wash house to the rear of the property with Power; fitted butler sink; plumbing for washing machine and high level WC.





**Ground Floor**

**First Floor**

Total floor area 120.8 m<sup>2</sup> (1,300 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](http://www.focalagent.com)



welcome to  
**Pages Close,**  
**Histon Cambridge**

- Three bedroom end of terrace family home
- Large plot with generous outdoor space
- Garage and off road parking to the rear
- Excellent scope for modernisation and improvement
- Situated in a sought after village location

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£400,000**



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