



West Road, Histon Cambridge
£435,000 Freehold

**Sharman
Quinney**

Key Features



- Semi-detached family home
- Two spacious double bedrooms
- Generous living accommodation
- Downstairs WC
- Extended porch in 2022

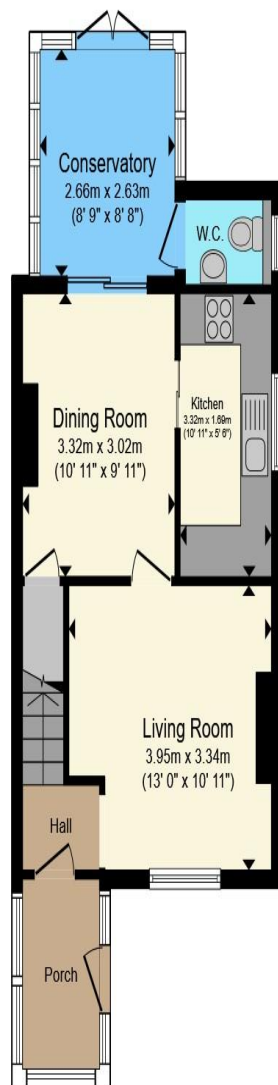
Apon entering the property, you are welcomed by a practical porch, added in 2022, which provides excellent space for coats, shoes, and other household items.

The ground floor offers a particularly spacious layout, featuring separate living and dining rooms, ideal for both everyday living and entertaining. To the rear, the property has been extended with a conservatory, creating additional and versatile living space whilst overlooking the rear garden. The kitchen benefits from ample cupboard and worktop space, providing a practical and functional area for day-to-day family life. Completing the ground floor accommodation is a convenient downstairs WC, adding further practicality. Upstairs, the property boasts two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes spanning the full length of

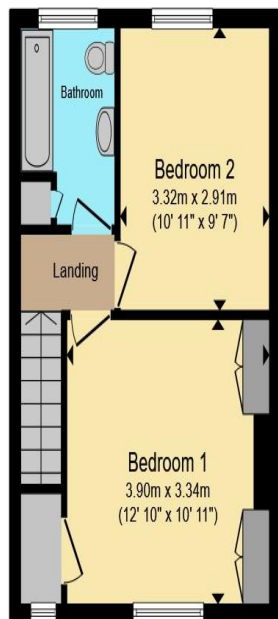


the room, providing excellent storage space, while the second double bedroom comfortably accommodates additional bedroom furniture. Completing the first-floor accommodation is the family bathroom, located to the rear of the property and finished with partial wall tiling. Externally, the property benefits from an allocated parking space within a residents-only parking area, alongside additional on-street parking to the front. Further enhancing the practicality of the home is a single garage, providing useful storage or secure parking. The rear garden is well-proportioned and predominantly laid to lawn, with a pathway running through the centre, creating an attractive and easily maintained outdoor space. Histon is a popular village located just north of Cambridge. It offers a strong community feel with a range of local shops, cafes, pubs and well-regarded schools such as Impington Village College rated Outstanding by Ofsted in 2025. The village also benefits from excellent transport links to Cambridge city centre, Cambridge North station and surrounding areas.

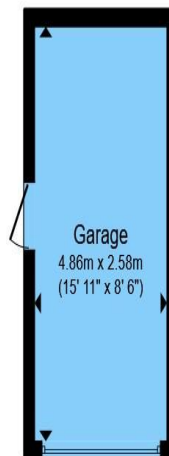




Ground Floor



First Floor



Garage

Total floor area 91.2 m² (981 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.propertybox.io

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