



## Detached modern house in tucked away position

**1 St Andrews Park, Histon, Cambridge CB24 9ER**

Freehold

savills







Popular north Cambridge necklace village • Close to good local schools • Good facilities within the village • Potential for refurbishment • Double garage

#### Local information

• 1 St Andrews park is tucked away in a private close which is itself approached from a no-through road near the church in an historic part of the village. Histon is a popular “necklace village” right on the northern fringe of Cambridge with ready access to the A14 leading to the east coast ports, the M11, A1, M1 and the M6 to the west.

• There are an excellent range of facilities in both Histon and neighbouring Impington including a good range of shops, public houses and restaurants. Impington Village College is well regarded and feeds into Hills & Long Road Sixth form colleges in Cambridge.

• Cambridge Science Park is close at hand and the City Centre with its comprehensive shopping, schooling and recreational facilities is just 4 miles away.

#### About this property

1 St Andrews Park is a modern detached house in a tucked away location, offering approximately 2,190 sq ft of well-proportioned family space. One of four in a private close, the property was built in the late 1960s and is well presented with wide windows providing pleasant outlooks over the mature gardens and woodland beyond.

The ground floor features a large triple aspect main sitting room with gas coal effect fire set into a stone surround. A large study/

family room adjacent to the kitchen and a dining/sitting room with a recently added conservatory beyond giving pleasant outlooks over the rear garden.

The fitted kitchen/ breakfast room has a range of painted floor and wall units and direct access to the garden. At first floor level there are four double bedrooms and two bathrooms. The house would benefit from a degree of updating but offers great potential in this ever popular village.

The private drive leads to a parking area in front of the integral double garage with twin doors. The attractive gardens surround the property, and feature many mature trees and a deep hedge to the rear and left hand boundary. To the front there is a lawned area with mature beech tree and various shrubs. To the rear there is lawn, paving along the rear elevation and to the side of the house a paved terrace, timber garden shed and gated access to the remainder of the front garden.

#### Tenure

Freehold

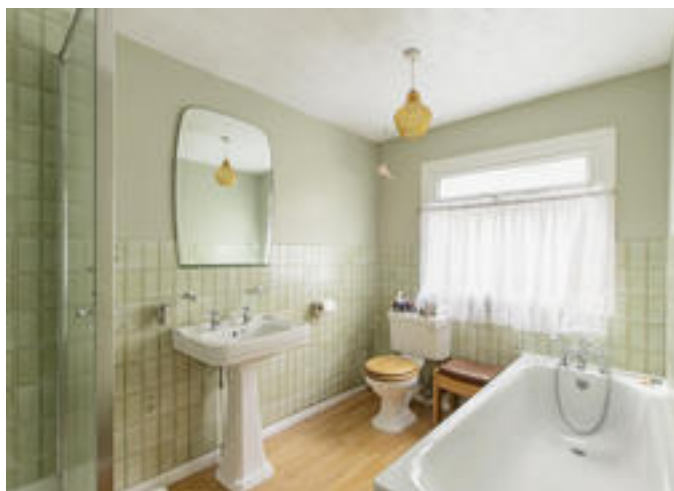
#### Local Authority

South Cambridgeshire District Council: Band G

#### Viewing

Strictly by appointment with Savills







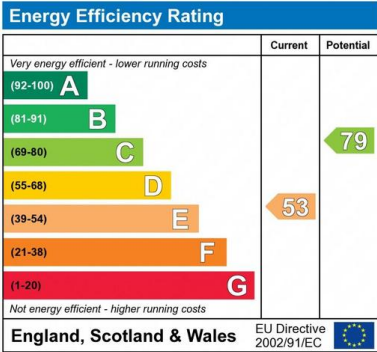




Approximate Area = 203.5 sq m / 2190 sq ft (Excluding Eaves)  
Garage = 31 sq m / 334 sq ft  
Total = 234.5 sq m / 2524 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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