



Histon Road, Cottenham
CB24 8UD

Pocock+Shaw

86 Histon Road
Cottenham
Cambridge
Cambridgeshire
CB24 8UD

A very spacious four bedroom home, set back from the road with a lovely westerly facing rear garden. Flexible living accommodation, with sitting room featuring a wood burning stove, large dining room, garden room with dual aspect Bi fold doors and kitchen breakfast room.

- Entrance hall with cloaks wc
- Sitting room with wood burner
- Large dining room
- Garden room with dual aspect Bi fold doors
- Large kitchen breakfast room
- Four double bedrooms, walk in closet to one bedroom
- Shower room
- Ample parking and garage and electric vehicle charging point

Offers in excess of £465,000



Set on the edge of the sought after village of Cottenham, a very spacious four bedroom home, with a lovely westerly facing rear garden, single garage and ample parking. Flexible living accommodation with sitting room, featuring a wood burning stove, large dining room, garden room with dual aspect Bi fold doors and kitchen breakfast room. The village centre is close by and hosts a number of shops and amenities, Primary school and Village College.

Glazed entrance door to:

Reception hall Stairs rising to the first floor, built in cupboard beneath, radiator, coved cornice, door to:

Cloaks WC Fitted suite with wall mounted wash basin, close coupled wc, ceramic tiled floor, radiator and window to the front.

Sitting room 13'5" x 11'10" (4.09 m x 3.61 m) A well appointed room with window to the front, radiator, feature fireplace with wood burning stove, slate hearth and Oak effect mantle. Double doors to:

Dining room 19'11" x 9'2" (6.07 m x 2.79 m) A really versatile room, oak effect flooring, radiator, double French doors to:

Garden room 11'3" x 10'0" (3.43 m x 3.05 m) Bi fold doors to the rear and side, ceramic tiled floor with under floor heating. Recessed spot lights to the ceiling.

Kitchen breakfast room 21'11" x 7'4" (6.68 m x 2.24 m) Well fitted range of wood fronted shaker style units with contrasting marble effect work surface, inset one and a quarter bowl single drainer sink unit with mixer tap. Integrated dishwasher, and further range of base units. Inset Aeg four burner ceramic hob with stainless steel extractor and matching double Aeg oven. Matching wall mounted cupboards with double frosted glass unit. Window to the rear and glazed door to the side, breakfast bar and radiator, door to the garage.

Landing Split level landing, access loft space, coved cornice.

Bedroom one 17'10" x 7'4" (5.44 m x 2.24 m) Window to the rear, radiator coved cornice door to:

Walk-in closet 7'5" x 3'11" (2.26 m x 1.19 m) Pendant light point

Bedroom two 11'10" x 11'2" (3.61 m x 3.40 m) Window to the rear, radiator coved cornice.

Bedroom three 11'3" x 10'11" (3.43 m x 3.33 m) Window to the front, radiator coved cornice

Bedroom four 16'3" x 7'10" (4.95 m x 2.39 m) An L shaped room, Windows to the front, two radiators coved cornice.
(bedroom four continued) 8'4" x 7'8" (2.54 m x 2.34 m)

Shower room Fitted white suite with vanity wash basin, double cupboard beneath, enclosed cistern WC, double walk in shower cubicle, part ceramic tiling to the walls, louvred airing cupboard with wall mounted combi boiler. Window to the rear and wall mounted radiator towel rail.

Outside There is a large front garden area, with several mature shrubs and gravelled driveway providing ample off road parking leading to:

Single integral garage 16'10" x 7'10" (5.13 m x 2.39 m) Single up and over door, power and light connected, internal door to the kitchen and electric vehicle charging point.

Rear garden A lovely mature garden, with patio area, lawn area and well tended and mature flower and shrub borders. Timber fencing to the side and rear boundaries. Timber potting shed.

Services All mains services are connected

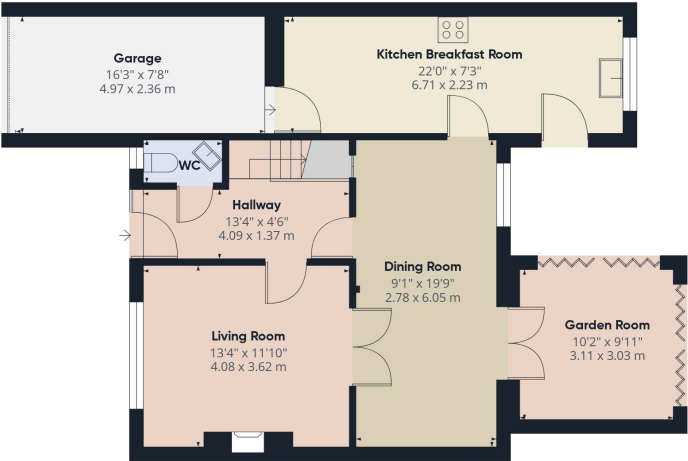
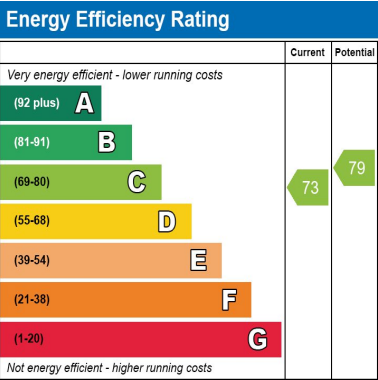
Tenure The property is Freehold

Council Tax Band D

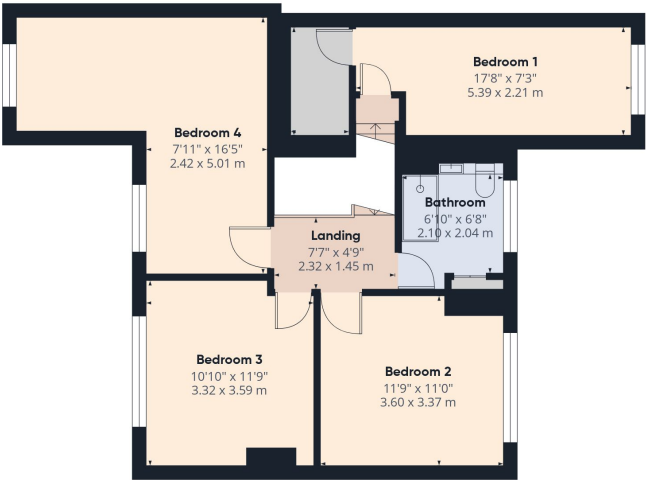
Viewing By Arrangement with Pocock + Shaw







Ground Floor



Pocock + Shaw

Approximate total area⁽¹⁾
1554 ft²
144.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested