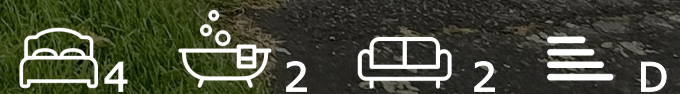




3 Orchard Road, Histon,
Cambridge, CB24 9HL

Guide price £525,000



3 Orchard Road

Histon, CB24 9HL

- Close to the Primary School
- 4 bedroom home
- No chain

An extended, four-bedroom family house with a garage, and garden in a popular position just an 8-minute walk to the Primary School.

This well-planned family house is in a fantastic village and has plenty of accommodation ideal for families, which includes a porch and entrance hall, the living/dining room has been opened up to provide excellent reception space with stripped wood flooring, a window to the front and double doors to the rear garden, there is also an attractive fireplace. The kitchen is a good size and has plenty of cupboards and solid wood worktops. Beyond the kitchen is a rear lobby and a shower room and WC.

Upstairs there are four bedrooms, two are good size doubles. The bathroom has a separate shower cubicle and WC.

The house has gas central heating, double glazing, and no chain.

Outside at the front, there is a lawned area and a driveway providing plenty of off-road parking



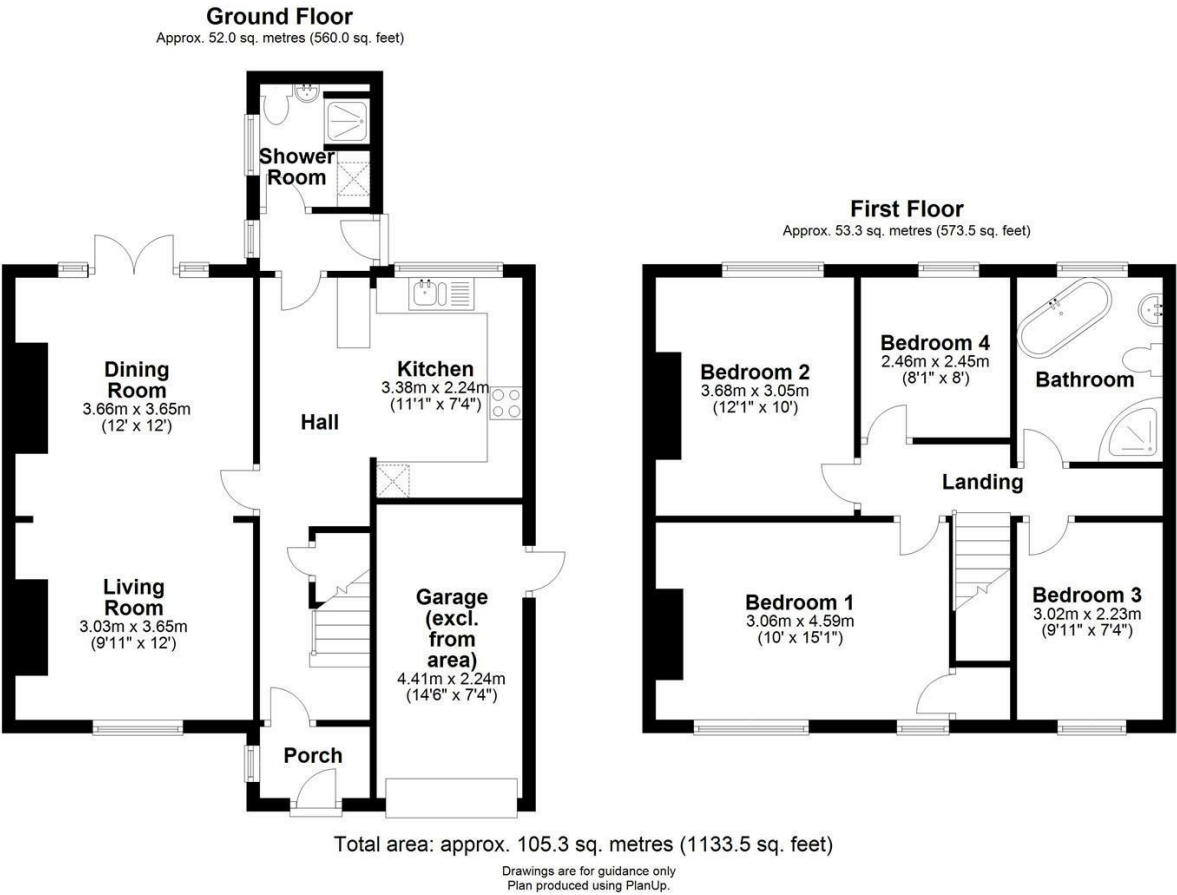


and also access to the garage. Side access leads to the rear garden which is fenced and mainly lawn, with flower and shrub beds and patio area.

Histon is a thriving and popular village just north of the city. It is one of the most popular places to live on that side of town, because of the excellent facilities and local amenities, schooling and community. There really is everything you need close-by and access to the city and A14 is also really good. Sat Nav: CB24 9HL What3words: ///stocks.unspoiled.unzips



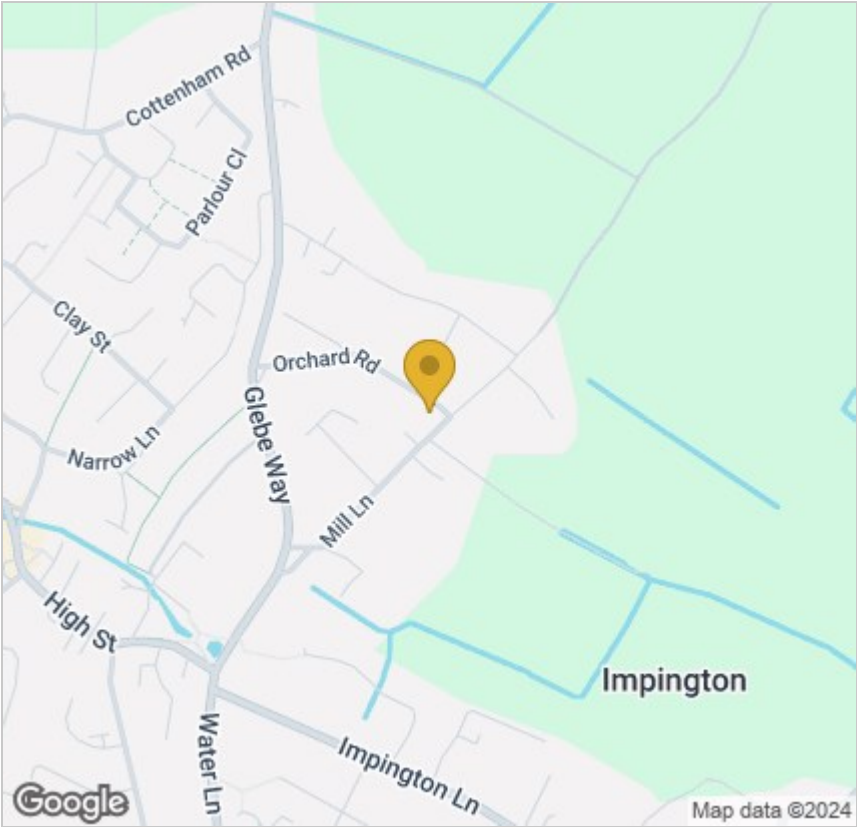
Floor Plan



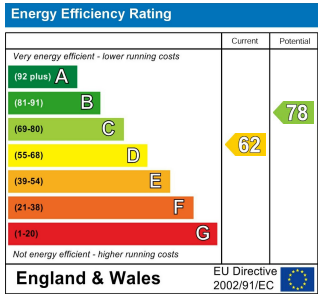
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

