



St. Georges | High Street | Croydon, Nr Royston | SG8 0DR

Asking Price £450,000

Rarely available 'Colt' home with unique period features on 3/4 of an acre, located in the sought after Cambridgeshire village of Croydon. This charming bungalow, in need of redecoration and updating, consists of three reception rooms, kitchen, two double bedrooms, bathroom and conservatory. The gardens sit on an inclining plot with an attractive mature front garden mainly laid to lawn, off street parking, and a rear garden extending through an established orchard offering a variety of fruit trees, to a large open space with views stretching over Cambs and Herts. There is lots of scope to extend and re-model this home, subject to the normal permissions. NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance

Single glazed double doors to:

Porch

Windows to side and rear aspects. Ceramic tiled floor. Solid timber door to:

Morning Room

7'10 x 7'8 (2.39m x 2.34m)

Double glazed picture window to rear aspect. Floor mounted electric storage heater. Coving to ceiling. Door to:

Dining Room

11'7 x 8'0 (3.53m x 2.44m)

Double glazed window to side aspect. Floor mounted electric storage heater. Door to kitchen. Dual openings to:

Sitting Room

19'9 x 13'5 (6.02m x 4.09m)

Dual aspect with range of double glazed windows to front and side aspects. Floor mounted electric storage heater. Period fireplace with tiled mantel, surround and hearth. Double glazed French doors leading to front garden. Door to inner hallway.

Kitchen

13'7 x 11'9 (4.14m x 3.58m)

Two windows to rear with aspect to conservatory. Good range of wall & base units incorporating work surfaces and single drainer sink unit. Integrated four ring electric hob with extractor above. Integrated electric double oven with grill. Space for fridge/freezer. Vinyl tiles to floor. Loft hatch. Door to:

Conservatory

11'8 x 7'11 (3.56m x 2.41m)

Dual aspect double glazed windows overlooking rear garden. Double glazed door to rear garden.

Inner Hallway

Floor mounted electric storage heater. Deep built-in airing cupboard housing hot water tank and shelving. Doors off.

Bedroom One

15'7 x 9'6 (4.75m x 2.90m)

Double glazed window to front aspect. Built-in double wardrobe. Floor standing electric storage heater.

Bedroom Two

13'5 x 9'8 (4.09m x 2.95m)

Double glazed window to rear aspect. Fitted double wardrobe. Floor standing electric storage heater.

Bathroom

9'8 x 5'6 (2.95m x 1.68m)

Double glazed window to rear aspect. Bathroom suite comprising panel enclosed bath, vanity unit with inset hand wash basin and low flush WC. Wall mounted electric radiator.

EXTERIOR

Driveway

Providing off street parking for two vehicles. Access to:

Front Garden

Wide pathway/shallow steps lead up to side access. To front of bungalow there is a terrace which stretches to second side access. Short flight of steps from the terrace leads down to a patio and on to a well maintained sizeable lawn with wide borders containing a variety of shrubs and small trees. Close to the driveway there is a timber storage shed with light & power.

Dual Side Access

Pathways to either side of bungalow provide access to second timber storage shed and:

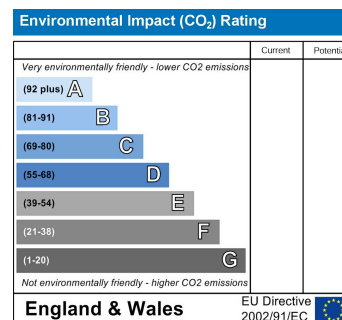
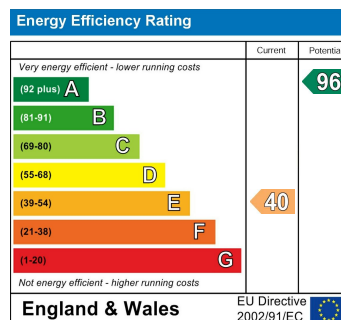
Rear Garden

Spread over half an acre, the rear garden is mainly laid to lawn, terraced close to rear of the bungalow with the rest extending through an orchard of apple, pear and plum trees. The garden rises to allow fantastic views over the surrounding countryside extending as far as Hertfordshire.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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