



42 Heydon Road, Great Chishill
SG8 8SR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

42 Heydon Road

Great Chishill | Cambridgeshire | SG8 8SR

Guide Price £529,995

- A well-proportioned three double bedroom family home
- Living room with log burner
- Open plan kitchen/dining room
- Good size rear garden
- Detached workshop
- Off road parking for several vehicles
- Sought after village location
- Offered with no upward chain
- EPC: D

The Property

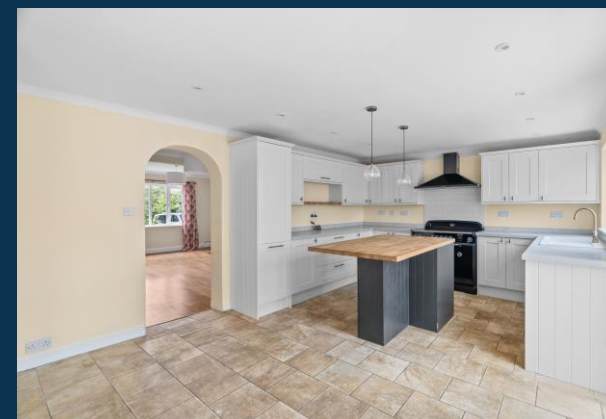
A superb three-bedroom, semi-detached family home providing spacious and well-presented living accommodation as well as a beautiful, large, landscaped rear garden backing onto fields. The property enjoys an elevated position set back from the road with a driveway providing ample parking and is offered with no upward chain.

The Setting

Located in a picturesque English parish village situated in the southernmost tip of Cambridgeshire, tucked between the Hertfordshire village of Barley and the Essex village of Chrishall approximately 4 miles east of the popular market town of Royston and 15 miles from the famous city of Cambridge. Great Chishill boasts many picturesque houses, a stunning mill dating back to 1592, and a lovely public house, The Pheasant, offering a warm, welcoming atmosphere, traditional food, and a wide selection of fine wines and ales as well as being the highest pub in Cambridgeshire. There are many clubs, societies and things to do, including the Great Chishill Cycle Club, bowls and bell ringing at St Swithun church. The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly regarded schools for all ages. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor and doors leading into the good size living room/dining room with feature log burner and under stair storage cupboard. In turn an opening leads into the generous kitchen/breakfast room fitted with a matching range of eye and base level units with work surface over and inset sink. There is a range style cooker, integrated dishwasher and space for a fridge/freezer. In addition, an attractive island unit with breakfast bar offering further preparation space. There is also a useful cloakroom /utility room with built





in storage cupboard, W.C, base units with worktop over and inset sink and space and plumbing for appliances. A full width conservatory which in turn has French doors opening out into the garden completes the ground floor accommodation.

The first-floor landing has a window to side aspect, access to the loft hatch and doors to the adjoining rooms. The principal bedroom features a dressing area with built in wardrobes and storage to the eaves. Bedroom two is a double room with window to rear aspect. A third bedroom is a double room with window to front aspect and door to en-suite with WC and wash hand basin. The family bathroom comprises shower cubicle, bath, W.C and vanity wash hand basin.

Outside

The property is set back from the road behind a brick paved driveway providing off road parking for up to four vehicles, with access to the rear via a side passage. To the rear is an extremely good size and attractive landscaped garden which is predominantly laid to lawn with flower borders, patio, decking areas and large workshop to rear with electric power connected.



Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is ok.

Tenure - Freehold

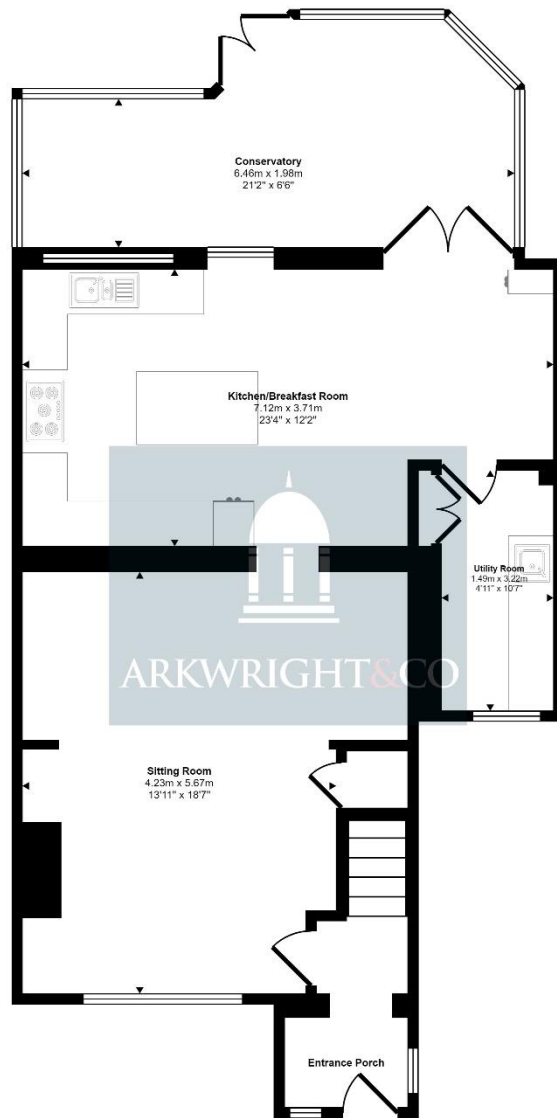
Property Type – Semi - Detached

Property Construction – Brick with tiled roof

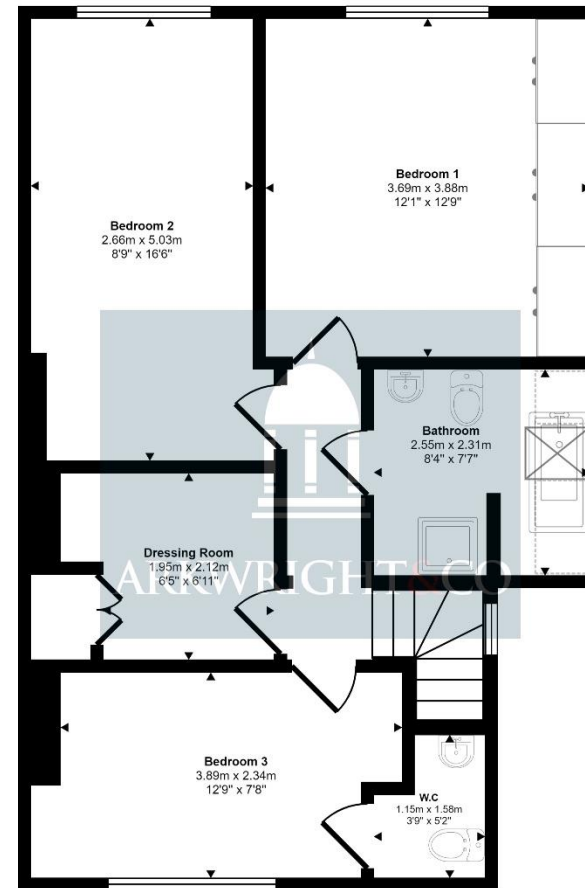
Local Authority – South Cambridgeshire District Council

Council Tax - D





Ground Floor
Approx 82 sq m / 882 sq ft



First Floor
Approx 59 sq m / 633 sq ft

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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