



**High Street, Bassingbourn SG8 5NE**

**welcome to**

## **High Street, Bassingbourn**

A spacious and well-proportioned five bedroom detached family home standing on a large plot with adequate room for extension subject to normal planning permissions. Offered with immediate vacant possession, early internal viewing is strongly recommended to avoid disappointment.



### **Front Door**

Part-glazed front door to entrance hall.

### **Entrance Hall**

Stairs off to first floor landing, radiator, personal door to garage.

### **Cloakroom**

Low-flush WC, wash hand basin set into vanity unit, part-tiled walls, radiator.

### **Lounge**

18' 2" x 11' 4" ( 5.54m x 3.45m )

Attractive wood-burning stove with tiled hearth, radiator, TV point, door to:

### **Conservatory**

10' 4" x 7' 11" ( 3.15m x 2.41m )

Door to outside, wood-effect flooring.

### **Dining Room**

13' 4" x 8' 9" ( 4.06m x 2.67m )

Radiator.

### **Kitchen**

13' 2" x 8' 9" ( 4.01m x 2.67m )

Inset one-and-a-half bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units with working surfaces, space for fridge/freezer, plumbing and space for dishwasher, door to outside, part-tiled walls, floor covering.

### **Garage**

26' x 7' 6" ( 7.92m x 2.29m )

With utility area including sink unit with work surface surround and cupboards below, plumbing for automatic washing machine, door to outside.

### **Staircase To First Floor**

Staircase from entrance hall to first floor landing.

### **First Floor Landing**

Access to loft, large storage cupboard/wardrobe, airing cupboard,

### **Bedroom One**

11' 9" x 12' 7" ( 3.58m x 3.84m )

Radiator, fully tiled shower cubicle, wash hand basin with vanity unit below, fitted wardrobes to one wall.

### **Bedroom Two**

18' 9" x 7' 4" ( 5.71m x 2.24m )

Radiator, fitted wardrobes to one wall.

### **Bedroom Three**

12' 9" x 12' 4" ( 3.89m x 3.76m )

Radiator.

### **Bedroom Four**

11' 4" x 11' 8" ( 3.45m x 3.56m )

Storage cupboard, inset fitted wardrobe, radiator.

### **Bedroom Five**

7' 9" x 6' ( 2.36m x 1.83m )

Radiator, inset wardrobe space.

### **Bathroom**

Suite comprising low-flush WC, wash hand basin with vanity unit, panel-enclosed bath with shower attachment. wall tiling, radiator, storage cupboard.

### **Outside**

#### **Rear Garden**

Large private south facing garden to rear with well stocked borders, vegetable garden and ancient apple tree. Wooden shed, patio and fence surround, new oil tank.

#### **Front Garden**

Large tarmacked drive with parking for up to 4 cars and well stocked rockery and borders.

#### **Agent's Note**

-The property has the opportunity to extend living space into current integrated garage/utility room



**view this property online** [williamhbrown.co.uk/Property/RYN109416](http://williamhbrown.co.uk/Property/RYN109416)



welcome to

## High Street, Bassingbourn

- Spacious and well-proportioned five bedroom detached family home offered with immediate vacant possession.
- Sought-after village location.
- Would benefit from general modernisation and updating.
- Generous family accommodation.
- Large south-facing garden to rear with adequate room for extension subject to planning.

Tenure: Freehold EPC Rating: D

**£625 000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN109416](https://www.williamhbrown.co.uk/Property/RYN109416)



Property Ref:  
RYN109416 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)