



High Street, Croydon, SG8 0DN

welcome to

High Street, Croydon

A spacious extended semi-detached character cottage with four-bedrooms with ensuite to master, four reception rooms and lovely secluded gardens within this sought-after village location. Viewing is highly recommended.



Door To Entrance Hall

Radiator, large under stair storage cupboard.

Cloak Room

Suite comprising low flush W/C, radiator, window to rear.

Lounge

14' 7" max x 13' 11" max (4.45m max x 4.24m max)

Feature fireplace with wood burning stove, hearth surround and mantle over, radiator, sash window to front, twin leaded light, stained glass windows to dining room.

Dining Room

14' 10" x 7' 2" plus recess (4.52m x 2.18m plus recess)

Built in cupboard, radiator, arch to library, tiled floor, staircase to first floor landing.

Family Room

12' 11" x 10' 7" (3.94m x 3.23m)

Dual aspect room with double glazed windows to side, double doors to rear garden, picture rail, radiator.

Study/Music Room

10' 7" x 9' 10" (3.23m x 3.00m)

Radiator, double glazed sash window to front, picture rail.

Library

11' 9" x 4' (3.58m x 1.22m)

Twin double glazed sash windows to rear, twin paned doors onto rear garden, tiled floor, radiator.

Kitchen

14' 7" x 6' 1" (4.45m x 1.85m)

Comprising sink with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for dishwasher, extractor hood, wall and floor tiling, radiator, double glazed window to rear, door to utility room.

Utility Room

8' 1" x 6' 4" plus large recess (2.46m x 1.93m plus large recess)

Stainless steel sink unit with cupboards under, space and plumbing for automatic washing machine, vaulted ceiling with Velux windows to rear, double glazed window to rear, radiator, door to rear garden.

Staircase To First Floor

Staircase from dining room to first floor landing, hatch to loft.

Bedroom One

14' 10" x 10' (4.52m x 3.05m)

Spacious master bedroom with lovely views across rear garden, radiator, sash window to rear. Bedroom opens onto dressing area with fitted wardrobes to one wall with access to the ensuite aswell.

Ensuite

Particularly spacious ensuite comprising large tiled shower cubicle, bath, concealed cistern w/c, wash hand basin set into vanity unit, radiator, double glazed window to rear.

Bedroom Two

12' 2" max x 10' 7" max (3.71m max x 3.23m max)

Radiator, double glazed sash window to rear.

Bedroom Three

11' 3" x 9' 8" (3.43m x 2.95m)

Radiator, sash window to front.

Bedroom Four

8' 4" x 8' (2.54m x 2.44m)

Radiator, sash window to front.

Bathroom

Suite comprising large shower cubicle, concealed cistern w/c, wash hand basin set into vanity unit, radiator, wall and floor tiling, sash window to front.

Outside Rear Garden

A particular feature of the property is the lovely landscaped and secluded rear garden. There is a paved terrace leading to a large shaped lawn with a wide variety of shrubs and trees throughout and to borders. Adjoining the utility room there is a separate boiler room.



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welcome to

High Street, Croydon ROYSTON

- Spacious extended semi-detached character cottage in sought-after location.
- Four good-sized reception rooms.
- Kitchen and separate utility.
- Four large bedrooms with ensuite and dressing room to master.
- Lovely landscaped secluded rear garden.

Tenure: Freehold EPC Rating: E

£615,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109511 - 0004

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william h brown



01763 242988



royston@williamhbrown.co.uk



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



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