

26a Old North Road, Bassingbourn, SG8 5JL



welcome to

26a Old North Road, Bassingbourn

An opportunity to purchase a spacious and well-presented extended detached family home offering 4 bedrooms, 2 reception rooms, good sized rear garden, detached double garage and generous parking for 4/5 cars. Viewing is highly recommended.













Door To Entrance Hall

Radiator. Stairs off to first floor landing. Double glazed window to front. Doors to:

Cloakroom

Suite comprising low flush WC, wash hand basin set into vanity unit, built in cupboard, wood panelling, double glazed window to front.

Lounge

16' 10" x 15' 5" max (5.13m x 4.70m max) Feature fireplace with hearth and surround and mantle over. Two radiators. Double glazed window to rear. Two sets of double doors to both dining area and kitchen. Full fibre broadband entry socket.

Dining Area

17' 9" max x 9' 1" (5.41m max x 2.77m) Double glazed windows to rear. Recess lighting. Two radiators. Opens on to kitchen/breakfast room.

Kitchen/Breakfast Room

22' 8" x 9' 10" max (6.91m x 3.00m max) Lovely fitted kitchen/breakfast room comprising stainless steel range oven with ceramic hob and stainless steel extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units with integrated dishwasher and microwave, space and plumbing for automatic washing machine, floor tiling, radiator, double glazed window to front, door to side.

First Floor Landing

Hatch to partially boarded loft. Radiator.

Bedroom One

12' 5" x 10' 1" plus depth of wardrobes. (3.78m x 3.07m plus depth of wardrobes.) Large built in wardrobe. Radiator. Double glazed window to front. Door to en-suite.

En-Suite

Suite comprising power shower cubicle, concealed cistern WC, wash hand basin set into vanity units with cupboards below, fully tiled walls, heated towel radiator, recess lighting.

Bedroom Two

15' 8" max x 10' 7" (4.78m max x 3.23m) Two radiators. Double glazed window to rear.

Bedroom Three

9' 4" x 12' 6" (2.84m x 3.81m) Radiator. Double glazed window to front.

Bedroom Four

9' 4" x 8' 11" (2.84m x 2.72m) Radiator. Double glazed window to rear.

Bathroom

Spacious family bathroom comprising power shower cubicle, bath, low flush WC, wash hand basin, radiator, part tiled walls, heated towel radiator, double glazed window to rear and side.

Outside

Rear Garden

Good sized secluded rear garden predominantly laid to lawn with mature borders. Paved patio areas, pergola, and greenhouse. To the side of the property there is access to a low maintenance front garden and air source heat pump.

Garage

Detached double garage with personal door and twin windows to rear garden. Part is currently configured to provide self contained home office (12"7 X 8"5) with power and separate telephone broadband line. Alternatively suitable for hobby/play room.

Private drive with parking for 4/5 cars.





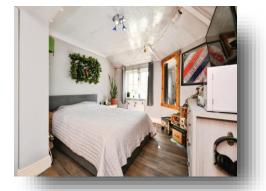
welcome to

26a Old North Road, Bassingbourn

- Well-presented detached family home in sought-after village location.
- 4 bedrooms with en-suite to master.
- Spacious lounge.
- Lovely open plan kitchen/dining room.
- Good sized rear garden.

Tenure: Freehold EPC Rating: D Council Tax Band: E

£650,000





view this property online williamhbrown.co.uk/Property/RYN110099





postcode not the actual property



Property Ref: RYN110099 - 0010 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

54A H 9AW

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



williamhbrown.co.uk