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Adelaide House High Street, Croydon, Royston, SG8 0DN

A new 4 bedroom detached family home located in the heart of this charming and well-connected village. The property offers well proportioned and versatile accommodation comprising entrance hall, 3 reception rooms, kitchen/breakfast room, utility, cloakroom, 2 double bedrooms with en-suite shower rooms, 2 further double bedroom and family bathroom. Off street parking and rear garden. We regret no sharers. Available now. Unfurnished. EPC: B and Council Tax Band: G.

£3,000 PCM

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: G
- Air Source Heat Pump
- Off Street Parking
- Garden



ACCOMMODATION with approximate room sizes

EXPANSIVE ENTRANCE HALLWAY

tiled flooring, inset LED downlighters, stairs rising to first floor, double glazed windows out to front aspect and doors providing access into respective rooms.

STUDY/PLAYROOM

tiled flooring, inset LED downlighters, double glazed window to front aspect and double glazed bi-folding doors to side aspect.

UTILITY ROOM

base and wall units, composite stone work surface with inset one and a quarter bowl sink, integrated appliances including washing machine and tumble dryer, extractor fan, tiled floor, inset LED downlighters, side door to outside and door cupboard housing pressurised hot water cylinder.

KITCHEN/BREAKFAST ROOM

kitchen area fitted with a wealth of base and wall units, kitchen island, composite stone work surfaces with breakfast bar, inset one and a half bowl sink with double glazed window to side aspect above, integrated appliances including six point electric hob with extractor hood above, American style fridge/freezer with water dispenser, dishwasher, double oven, microwave/grill and wine cooler, tiled flooring, inset LED downlighters and open to breakfast area with tiled floor, sky lantern, double glazed bi-folding doors leading out into garden and opening to:

LIVING ROOM

inset LED downlighters, open fireplace (not in use), sky lantern, double glazed bi-folding doors out into garden.

SNUG/DINING ROOM

inset LED downlighters, double glazed window to side aspect, set of double glazed French doors leading out into garden.





CLOAKROOM

low level w.c., hand wash basin with vanity unit below and mirror above, heated towel rail, tiled flooring, extractor fan, inset LED downlighters, double glazed windows to front and side aspects.

STAIRS/LANDING

inset LED downlighters, Velux skylight, built-in storage cupboards, doors leading into respective rooms.

FAMILY BATHROOM

large standalone bath, large walk-in shower cubicle with ceiling mounted shower head, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, eaves storage cupboard, vaulted ceiling with inset LED downlighters, extractor fan and double glazed windows to front and side aspect.

BEDROOM 1

inset LED downlighters, double glazed window to rear aspect and door to:

ENSUITE SHOWER ROOM

walk-in shower with ceiling mounted shower head, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, tiled flooring, built-in eaves storage cupboard, vaulted ceiling, inset LED downlighters, extractor fan and double glazed Velux skylight to side aspect.

BEDROOM 2

inset LED downlighters, double glazed window to rear aspect and door to:

ENSUITE SHOWER ROOM

shower cubicle, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, tiled flooring, inset LED downlighters, extractor fan double glazed window to front aspect.

BEDROOM 3

inset LED downlighters and double glazed window to rear aspect.

BEDROOM 4

inset LED downlighters and double glazed window to rear aspect.

OUTSIDE

To the front, the property is approached off the High Street to an electronic gate leading to a block paved driveway which is shared between two properties. This provides off-street parking for two vehicles. The front of the property is principally paved with some raised beds. The air source heat pump is located to the side of the property. There are a number of lighting and power points to the front.

To the rear of the property is a low maintenance garden set across two levels with a large paved patio area with brick built base mounted seating and steps to the upper level which is principally laid to lawn with some mature trees.

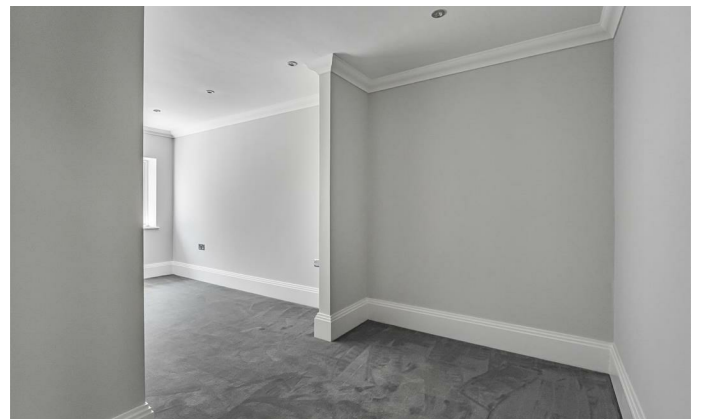
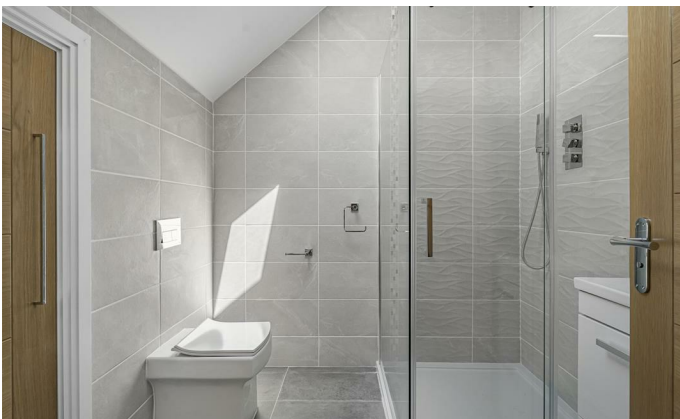
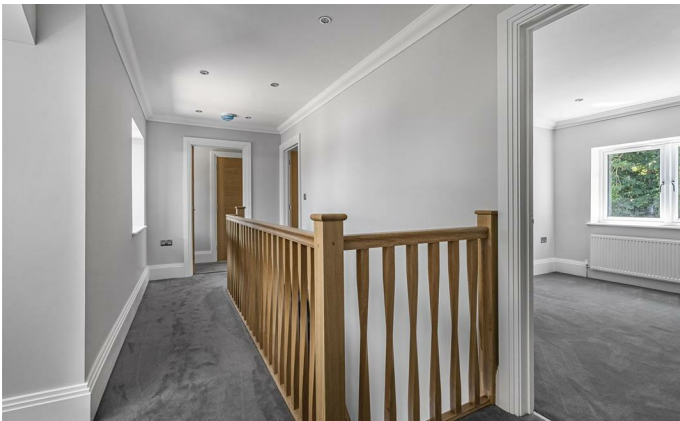
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

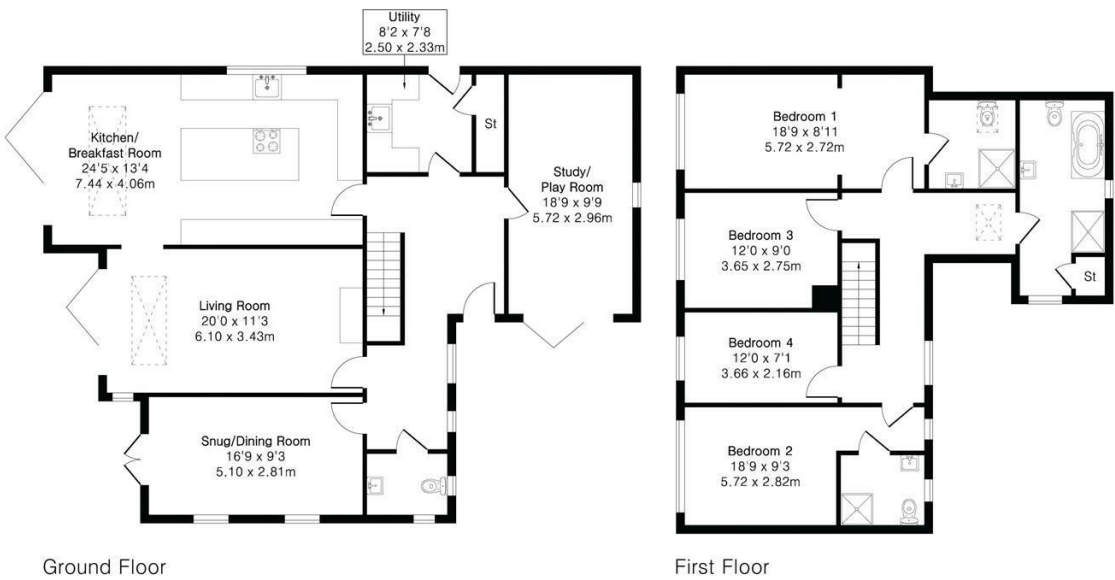
Term - Minimum 12 month tenancy

Holding Deposit - £692

Deposit - £3461



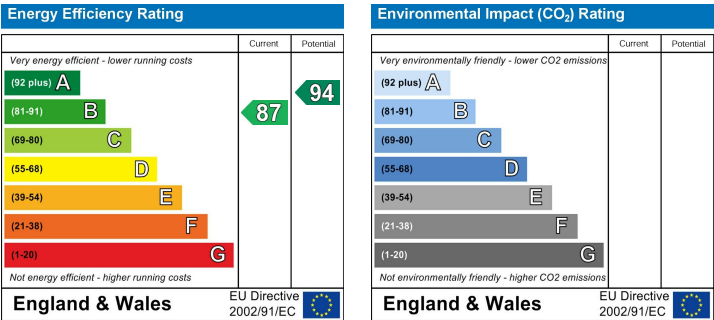
Approximate Gross Internal Area 2069 sq ft - 192 sq m
Ground Floor Area 1215 sq ft – 113 sq m
First Floor Area 854 sq ft – 79 sq m



Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.