



99 High Street, Girton,
Cambridge, CB3 0QQ

Guide price £625,000



99 High Street

Girton, CB3 0QQ

- Lovely garden
- Detached bungalow
- Desirable village
- Versatile space including a loft room

An extended 1930s detached bungalow, with a loft room, refurbished throughout, and providing versatile living space and a wonderful, large garden.

This double-fronted bay-windowed home has been refurbished and provides high-quality, well-appointed accommodation.

On the ground floor, there is an 18 ft reception hall which leads to the main reception accommodation, including the dining room, which has wood-effect flooring and a fireplace. Beyond the dining room is the kitchen, which has been refitted and is particularly well appointed with an extensive handle-less base and eye-level cabinets, quartz worktops, and integrated Miele oven, hob, and extractor. The floor is tiled, and there is a door to the garden. The living room has a bay window overlooking to the rear garden.

At the front of the house, off the





hallway, there are two large bedrooms, both of which have bay windows, and the main room has an en-suite shower room which has been refitted and has a good-sized shower, basin, WC, and a tiled floor. The family bathroom is also refitted, with a bath, basin, WC, and partial wall and floor tiling.

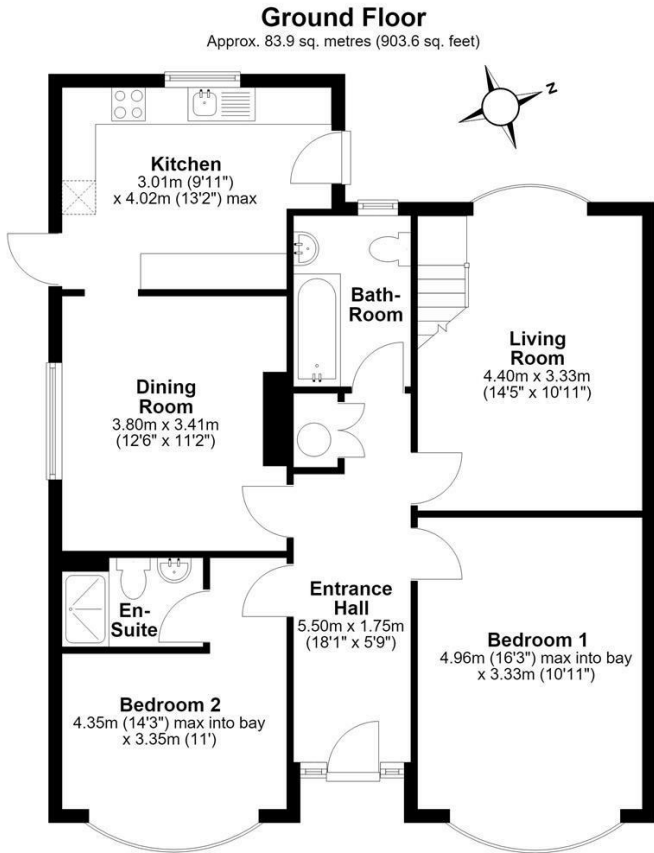
A staircase from the living room leads to the loft room, which provides extensive, versatile space perfect as a home working area, teenagers' space, or occasional bedroom. The walls are wood-paneled, there are two Velux roof lights, and eaves storage space.

The property has gas central heating and double glazing.

At the front of the house, there is a block-paved driveway providing plenty of parking space. A side access leads to the rear garden, which is a particular feature of the property and extends to about 150ft, home to a variety of mature shrubs, trees, and bushes. It offers a wonderful sense of privacy and seclusion. There is a large lawn, a patio, and a graveled seating area. There is a bin/bike store.

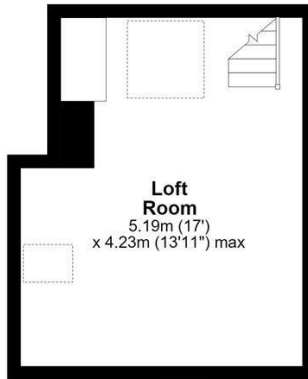
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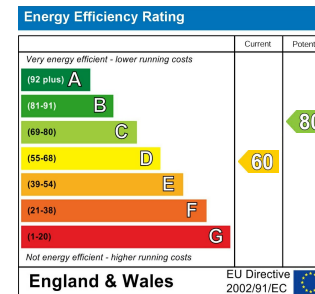


Total area: approx. 104.5 sq. metres (1124.7 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

First Floor
Approx. 20.5 sq. metres (221.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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