



12 High Street, Girton,
Cambridge, CB3 0PU

Guide price £550,000



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- Detached, versatile, 3 bed
- Lovely long gardens
- Space to extend (STPP)

A three bedroom detached home with extended, versatile accommodation of over 1,200 sq. ft, and a lovely, large garden. Situated in a quiet and sought-after position in this excellent village.

Originally a bungalow, the property has been extended on the ground floor and also has a clever loft conversion with an en-suite shower room, yet there is still plenty of scope for alteration or expansion (subject to consent).

There is a good-sized living room with bifold doors to the rear garden and wood flooring, the kitchen is well-appointed with extensive cabinets, worktops and an oven, hob and integrated fridge. A rear lobby provides access to the refitted bathroom, which has a shower over the bath and full wall tiling. There is a separate cloakroom and WC, and further access to the double-glazed conservatory, which has doors to the garden. The conservatory is ideal as a utility space or for storage, but requires some general improvement. At





the front of the house, there are two bedrooms, both doubles and one with a bay window (currently used as a dining room). There is a beautifully fitted study area with bespoke desk and storage, it also has a staircase to the first floor where there is a fantastic loft conversion offering a bedroom space and additional dressing area or snug, perfect as a principal suite or for a teenager. The main room has eaves storage on three sides and an en-suite shower room.

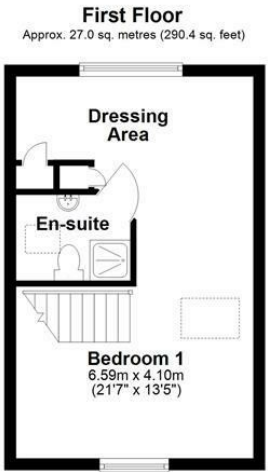
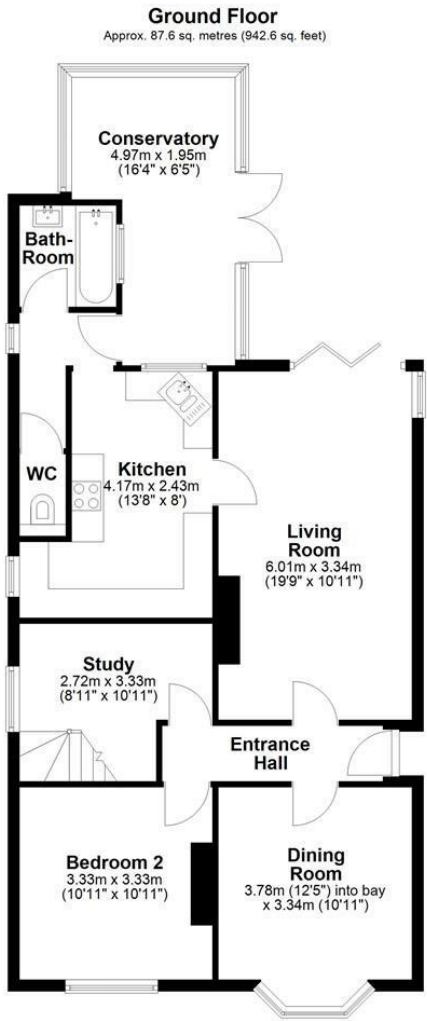
There is gas central heating and double glazing.

Outside, there are extensive gardens. The property is set well back from the road and has a good-sized gravel driveway and EV charger. The front garden is mainly lawn. Side access leads to the long rear garden, a patio adjoins the back of the property, there is a shed, several mature trees and the garden is enclosed by fencing. There is an additional piece of garden beyond the rear fence.

Agents' note: The property has, in the past, been underpinned, further details on request.

What3words: ///stops.every.crazy



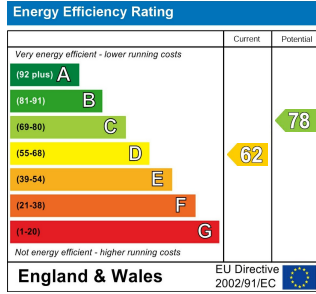


Total area: approx. 114.5 sq. metres (1233.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com