



High Street, Croydon, SG8 0DN

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High Street

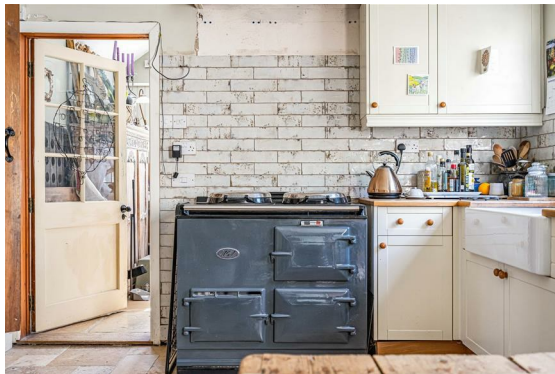
Croydon,
SG8 0DN

A well presented three bedroom semi-detached property extending to approximately 1284sqft and arranged over two floors. The property further benefits from generous front and rear gardens offering off-road parking for multiple vehicles and is located close to local amenities and transport links.

3 2 2

Guide Price £475,000





LOCATION

High Street enjoys a picturesque setting in the sought-after village of Croydon, offering an attractive blend of rural tranquillity and excellent connectivity. The village benefits from a welcoming community, a historic church and countryside walks, while nearby Royston and Cambridge provide an extensive range of shopping, dining and leisure facilities. Commuters are well served by rail services from Royston to London King's Cross and Cambridge, together with convenient access to the A10, A505 and M11. The area is also well placed for highly regarded schooling in both the state and independent sectors.

TIMBER STABLE DOOR

leading into:

ENTRANCE HALL

with tiled flooring, LED spotlights, radiator, stairs to first floor, access into various rooms.

DOWNSTAIRS SHOWER/UTILITY ROOM

with walk-in tiled shower, low level w.c., tiled flooring, timber door leading out to the side of the property, window overlooking front, space and plumbing for washing machine, butler sink with mixer tap, timber worktops and shelving and boiler, Velux window allowing natural light and LED spotlights.

SITTING ROOM

carpeted, windows overlooking front of the property, radiator, wall lights, cupboard housing fuse box and electricity meter, Inglenook fireplace.

KITCHEN/BREAKFAST ROOM

with a range of floor and wall units and timber worktop, tiled flooring, butler sink with mixer tap, electric Aga and doors out onto rear terrace area and garden, downlights, plumbing for dishwasher, window overlooking rear garden, door into:

DINING ROOM

with stone flooring, doors out to terrace area and rear garden, Velux window, windows overlooking both the side and rear of the property, radiator.

ON THE FIRST FLOOR

LANDING

timber flooring, window overlooking side of the property, downlight, access to loft space and various rooms including:

PRINCIPAL BEDROOM

carpeted, window overlooking front of the property, downlight, radiator.

BEDROOM 2

carpeted, window overlooking rear garden, radiator, downlight.

BEDROOM 3

carpeted, window overlooking rear garden, radiator, downlight, airing cupboard, further storage.

BATHROOM

with three piece suite comprising of bath, low level w.c., wash hand basin, frosted window overlooking front of the property, downlight, timber flooring. radiator.

OUTSIDE

The property is approached via gate leading to driveway offering off-road parking for multiple vehicles. The front garden is predominantly laid to lawn and enclosed via fencing and hedging. Timber built log store and pathway leading round to the rear garden.

Rear garden with terrace area which is perfect for

outside seating and al fresco dining, outside water tap. The rear garden is predominantly laid to lawn and enclosed via timber fencing, oil tank and borders containing a variety of shrubs, hedges and trees, timber storage shed on concrete base, access down the side of the property back through to the front.

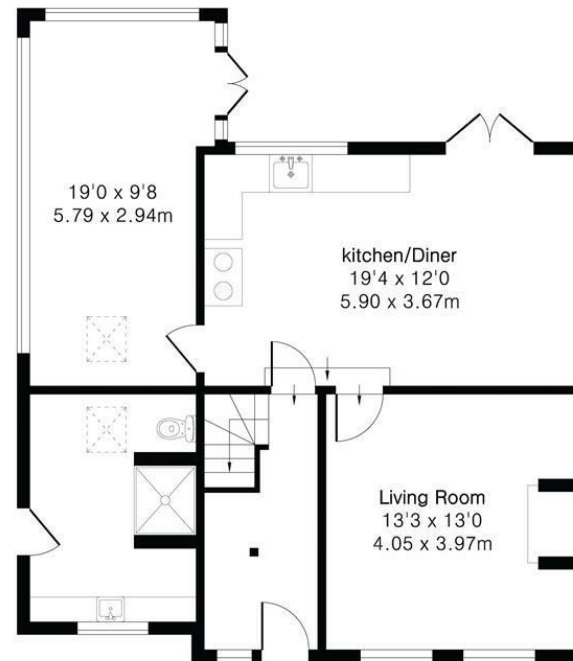




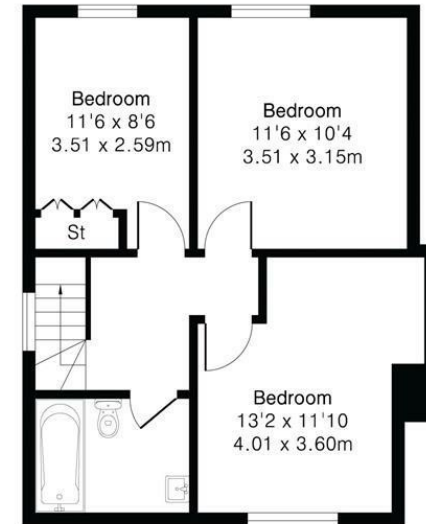
Approximate Gross Internal Area 1284 sq ft - 119 sq m

Ground Floor Area 787 sq ft – 73 sq m

First Floor Area 497 sq ft – 46 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not energy efficient - higher running costs	
59	66
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.