



Whitecroft Road

Meldreth, Royston,
Cambridgeshire, SG8 6LS
OIEO £550,000

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properties

Located in the popular village of Meldreth, nestled within the Cambridgeshire countryside, this CHAIN FREE 3 bedroom link-detached bungalow is presented in excellent condition throughout. The property boasts versatility and offers all you could need to suit many, whether you are looking for a family home or downsizing. Accommodation comprises of; entrance hallway, inner hallway, shower room, good size lounge, separate kitchen/diner, sun room, two double bedrooms, en-suite and a further study/bedroom three. To the rear is an exceptional landscaped rear garden with a large patio area and timber summerhouse. The front of the property offers a single garage with brick workshop and timber workshop attached and a block paved driveway providing off road parking for multiple vehicles.

- Chain free!
- Link detached bungalow
- Three bedrooms (en-suite to master)
- Sun room
- Single garage with workshop
- Landscaped rear garden with timber workshop & summerhouse
- Driveway for multiple vehicles
- Council Tax band D / EPC rating C







Approximate Gross Internal Area = 112.4 sq m / 1,210 sq ft
 Garage / Shed = 39.5 sq m / 425 sq ft
 Summer House = 11.0 sq m / 118 sq ft
 Total = 162.9 sq m / 1,753 sq ft

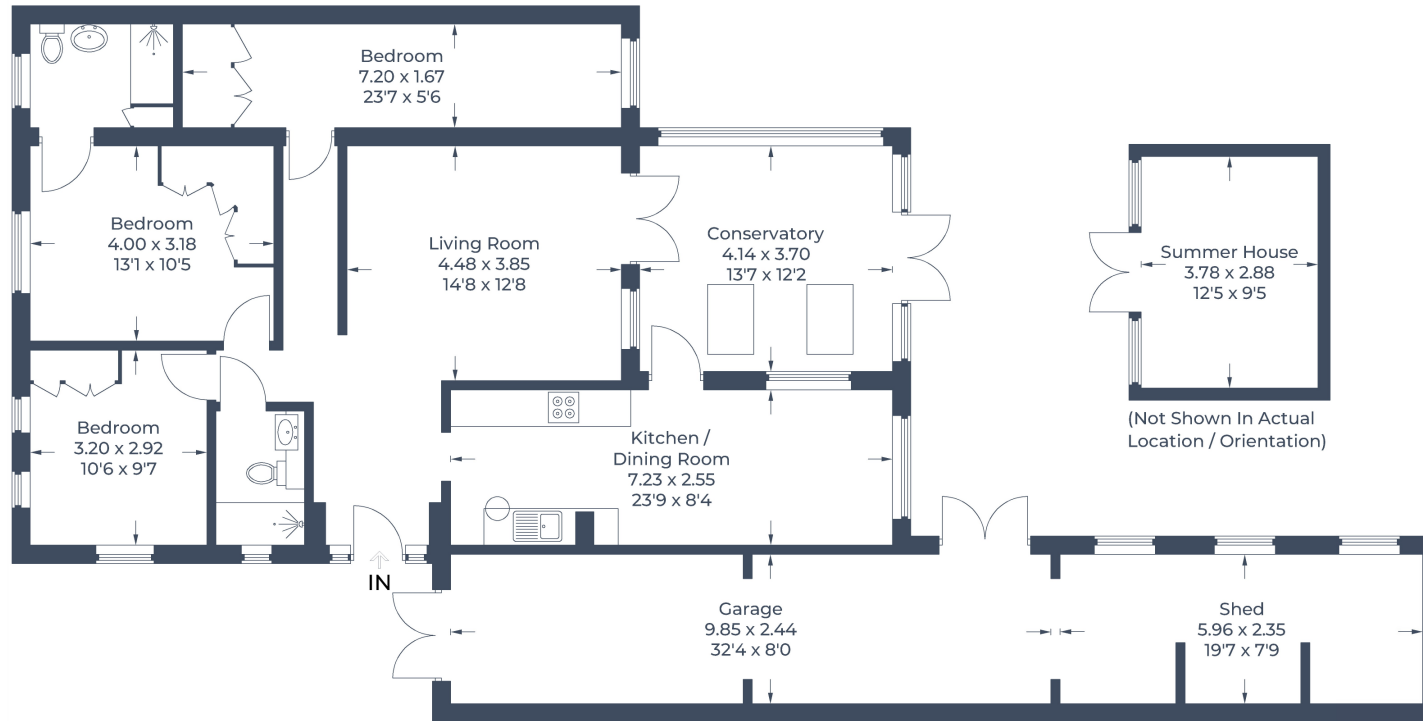


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	75	85
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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