



# 51, Hay Street

Steeple Morden, Royston,  
Cambridgeshire, SG8 0PD

Freehold **£650,000**

country  
properties

A characterful 4 double bedroom semi-detached village home with scope for extension and in need of some cosmetic updating, set in a wonderful plot of approx. 1.8 acres with double garage, various timber storage sheds, stables, greenhouses and magnificent rear gardens measuring approx. 290m in length! Internally and on the ground floor, the property offers a large 22ft lounge, cloakroom, dining room and good size kitchen with separate utility room. The first floor offers 4 true double bedrooms and a family bathroom with bath and standalone shower cubicle. With character features such as timber doors, working and feature fireplaces and cottage style UPVC windows, this property must be seen in person to be fully appreciated!!

- Amazing 1.8 acre/ approx. 290m rear garden
- 4 true double bedrooms
- Double garage with room above
- Character features
- Large driveway
- Chain Free!

## Accommodation

### Entrance Hall

Radiator, dual aspect window to both sides, doors to:

### Cloakroom

Radiator, Wash hand basin, WC

### Lounge

22' 11" x 12' 0" (6.99m x 3.66m)  
Radiator, Window to front aspect,  
Two Windows to side aspect ,  
French doors to rear, Open  
fireplace, Stairs to first floor.

### Dining Room

11' 0" x 11' 9" (3.35m x 3.58m)  
Radiator, Window to front aspect,  
Feature fire place, door to:

### Kitchen

10' 9" x 11' 8" (3.28m x 3.56m)  
Radiator, Window to rear aspect,  
Range of wall mounted and base  
level units with work surface over,  
Inset sink with drainer, Integral  
oven & grill, Induction hob, Space  
for dishwasher, door to:

### Utility Room

9' 7" x 9' 1" (2.92m x 2.77m)  
Window to side aspect, Radiator,  
Work surface with inset sink, Space  
for washing machine, Space for  
fridge/freezer, External door to  
patio.



## First Floor

### Bedroom One

12' 0" x 11' 4" (3.66m x 3.45m)  
Window to side and rear aspect,  
Radiator, Built in wardrobes.

### Bedroom Two

12' 0" x 10' 9" (3.66m x 3.28m)  
Window to rear aspect, Radiator,  
Feature fireplace, Airing cupboard.

### Bedroom Three

12' 0" x 8' 7" (3.66m x 2.62m)  
Window to front and side aspect,  
Radiator, Wash hand basin

### Bedroom Four

11' 0" x 8' 6" (3.35m x 2.59m)  
Window to front aspect, Radiator.

### Family Bathroom

Window to front, Radiator, Wash  
hand basin, Bath with shower  
attachment, Shower cubicle, WC

## External

### Front

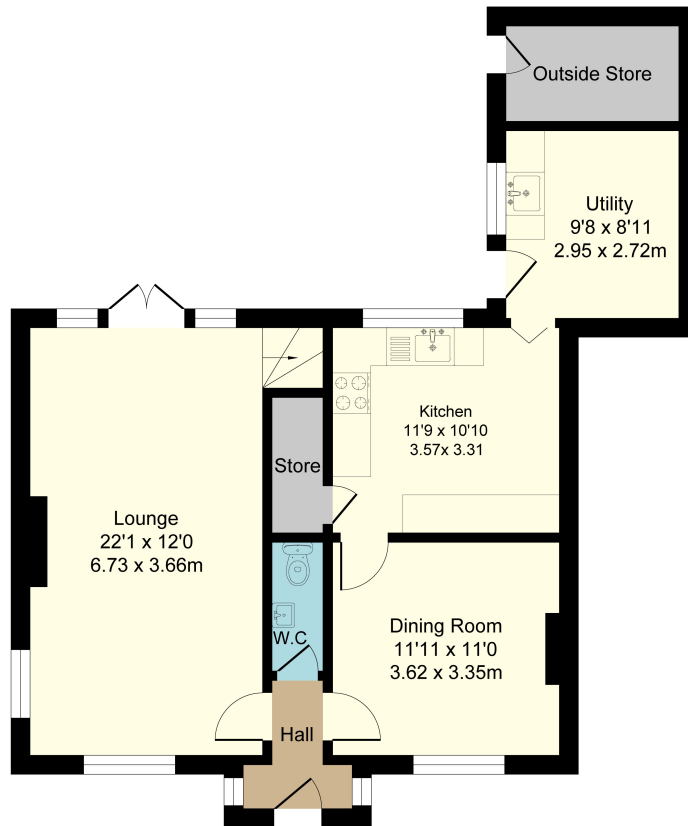
Gated gravel driveway to front and  
side leading to double garage at  
rear, gated access to rear garden.

### Rear

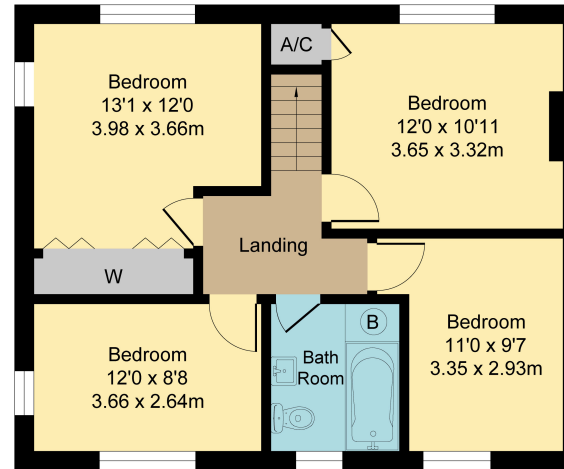
Large patio area with timber  
storage sheds and green house,  
leading to lawned area of formal  
gardens, leading to large  
allotment area with stables, a  
further green house and various  
raised beds, leading to lawned  
paddock areas, leading to wooded  
pond area at rear. Full length of  
this fabulous rear garden comes to  
approx. 290 meters and  
encompasses approx. 1.8 acres.



**Ground Floor**  
Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>



**First Floor**  
Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>



**Total Area: 126.2 m<sup>2</sup> ... 1358 ft<sup>2</sup>**

All Measurements are approximate and for display purposes only

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		43
(21-38)	F	20	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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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