



St Georges

High Street, Croydon, Royston,
Cambridgeshire, SG8 0DR
£600,000

COUNTRY PROPERTIES
PART OF HUNTERS

Located within the pretty village of Croydon this detached, two bedroom bungalow is situated in an elevated plot with far reaching countryside views overlooking four different counties. The property is nestled within large, inclined and mature gardens with off road parking for 2 - 3 vehicles. Requiring updating throughout with plenty of scope to improve and add value (STPP.) Offered for sale with no onward chain.

- Detached two bedroom bungalow
- Requiring updating throughout
- Off road parking
- Extensive elevated gardens to front and rear
- CHAIN FREE - A MUST VIEW !

Ground Floor

Entrance Porch

7' 6" x 3' 6" (2.29m x 1.07m)

Timber construction, single glazed double doors to side aspect, ceramic tiled flooring, single glazed window to rear aspect.

Entrance Hall

7' 7" x 7' 6" (2.31m x 2.29m)

Timber door to entrance porch, coving to ceiling, double glazed window to rear aspect. Floor mounted electric storage heater.

Dining Room

11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to side aspect. Floor mounted electric storage heater.

Kitchen

13' 6" (narrowing to 9' 6") x 11' 6" (4.11m x 3.51m)

Fitted with a range of eye & base level units with work surface over, 4 ring electric hob with extractor over, built-in electric oven, low level sink & drainer unit, vinyl tile flooring with inlay, pantry, double glazed window to:

Conservatory

11' 7" x 7' 8" (3.53m x 2.34m)

Timber & brick construction, double glazed door to garden, dual aspect double glazed windows to garden.

Lounge

19' 1" x 13' 1" (5.82m x 3.99m)

Double glazed windows to front aspect x 5, double glazed windows to side aspect x 3, electric storage heater. Feature ceramic fire surround to solid fuel chimney breast.

Inner Hallway

9' 6" x 3' 7" (2.90m x 1.09m)

Floor mounted electric storage heater, coving to ceiling, airing cupboard housing hot water tank and shelving.



Bedroom 1

15' 7" x 9' 7" (4.75m x 2.92m)

Double glazed window to front aspect with 2 side openings, built-in double wardrobe, floor standing electric storage heater.

Bedroom 2

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed window to rear aspect, built-in double wardrobe. Floor standing electric storage heater.

Family Bathroom

9' 7" x 5' 5" (2.92m x 1.65m)

3 piece suite comprising panelled bath, low level W.C, wash hand basin with built-in under cupboards, double glazed window to rear aspect, electric radiator.

External

Front

Elevated front with lawn and shrubs surrounding, concrete driveway providing off road parking for 2 - 3 cars. Two timber outbuildings with electricity, rear access through both sides.

Rear Garden

Beautiful mature garden with a 3/4 acre plot overlooking countryside views, laid to lawn, established orchard with pear, apple and plum trees.

Agents note

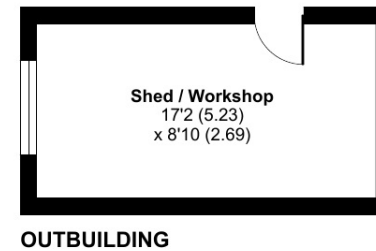
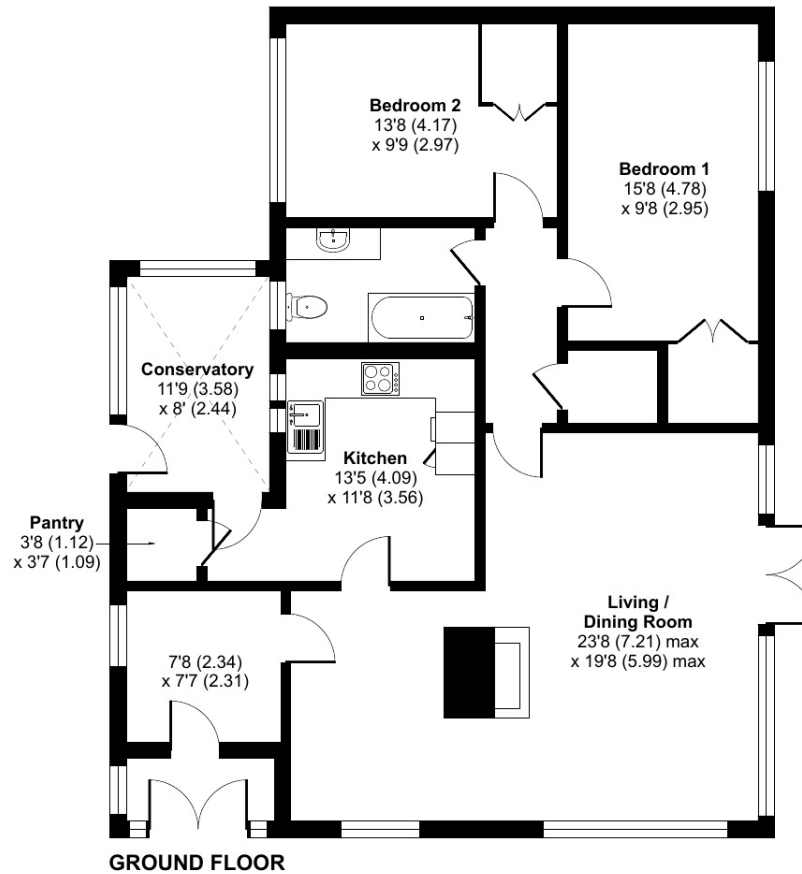
The property is a timber framed , 'COLT' designed dwelling.



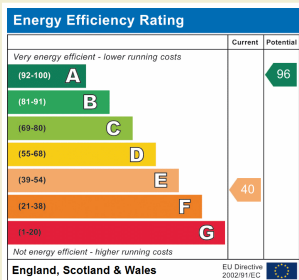


Approximate Area = 1203 sq ft / 111.7 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 957714



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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

