



Radcliffe & Rust are pleased to offer for sale 27 High Street, Toft, Cambridgeshire, CB23. This semi-detached property located in the highly sought after village of Toft. Toft is a delightfully picturesque village located just 7 miles south west of Cambridge making it less than a fifteen minute car journey or around a thirty minutes cycle ride into the very heart of the City. It is also well placed for the commuter, with major routes including the A428 and M11 within easy reach. The village benefits from a variety of local amenities including two churches, Toft shop/post office, and the popular Tai yuen Chinese restaurant, also now offering traditional fish & chips. For the keen golfers Cambridge Meridian Golf Club is located aproximatley half a mile from the property. There are further facilities available in the nearby villages of Comberton (1 .5 miles) and Bourn (3 miles). Toft is also within the catchment area of Comberton Village College, rated Outstanding by Ofsted.

27 High Street, Toft is a charming 1920's semi detached property, set back from the road in an attractive elevated position, behind a garden and driveway. The driveway offers off road parking and leads to the front of the property, giving access to both the gated side passage that leads to the garden and the main entrance door.

Upon entering the property you will find an entrance hall with under stairs storage cupboard housing the oil fired central heating boiler. The entrance hall then leads to both the kitchen and living room. The kitchen is to the right hand side of the property and offers a fully fitted kitchen with matching wall and base units. There is an electric oven/grill, an electric hob with cooker hood over, built washing machine, dishwasher and fridge/freezer. To the rear of the kitchen you will find a small rear hallway with door leading to the rear of the property and in turn the stunning rear garden. There is a downstairs bathroom and separate cloakroom.

On the left hand side of the property there is a spacious living room, which is large enough to be a living/dining room. Features include the laminate flooring and log burner being, the focal point of the room.

Upstairs a landing leads to two double bedrooms and one single bedroom. The two double Both bedrooms are to the rear of the property overlooking the garden. A spacious single bedroom is at the front of the property.

Outside there is a stunning rear garden with, mature planted

borders, mature shrubs and hedging, storage shed and a vast expanse of well kept lawn.

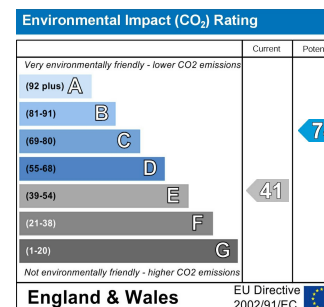
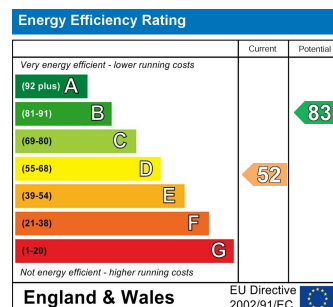
In summary, 27 High St offers both bright and spacious living accommodation with a fantastic garden. If you want to escape the town and are looking for an attractive country residence, look no further. Other similar properties close by have been extended to the rear, and possibly into the loft, giving potential to add substantial extra living space. (Subject to the relevant planning permission being granted). Call or email us now to arrange your viewing.

Agent notes

Tenure: Freehold

Council Tax: Band C = £1,695

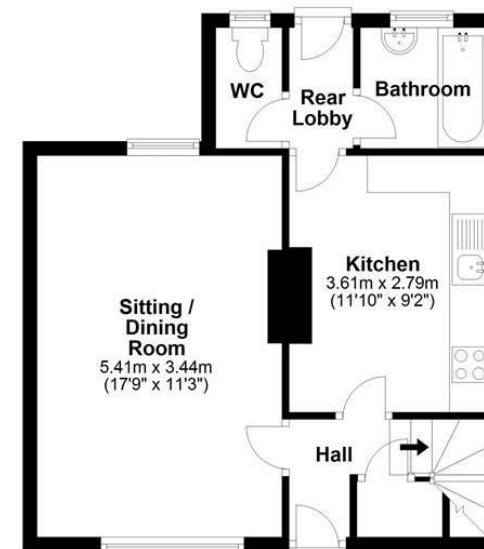
Chain details: No chain





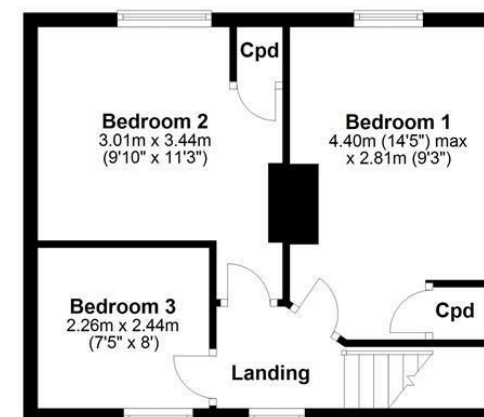
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 74.8 sq. metres (804.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

