



High Street, Croydon, Royston, SG8 0DN

CHEFFINS

High Street

Croydon, Royston,
SG8 0DN

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: B
- Council Tax Band: G
- Air Source Heat Pump
- Off Street Parking
- Garden

A new 4 bedroom detached family home located in the heart of this charming and well-connected village. The property offers well proportioned and versatile accommodation comprising entrance hall, 3 reception rooms, kitchen/breakfast room, utility, cloakroom, 2 double bedrooms with en-suite shower rooms, 2 further double bedroom and family bathroom. Off street parking and rear garden. We regret no sharers. Available now. Unfurnished. EPC: B and Council Tax Band: G.

 4  3  3

£3,000 PCM





LOCATION



Croydon is a well-regarded village nestled amidst the rolling countryside of South Cambridgeshire. The property is set back from the High Street and positioned adjacent to the Queen Adelaide pub; a welcoming social hub for the village. Despite its rural setting, the village enjoys excellent connectivity, with convenient access to key routes such as the A1198, A428, and A603, allowing for straightforward travel to Cambridge, Royston, Bedford, and the M11 corridor. The nearby market town of Royston offers a wide range of amenities and a fast rail link into London King's Cross.

EXPANSIVE ENTRANCE HALLWAY

tiled flooring, inset LED downlighters, stairs rising to first floor, double glazed windows out to front aspect and doors providing access into respective rooms.

STUDY/PLAYROOM

tiled flooring, inset LED downlighters, double glazed window to front aspect and double glazed bi-folding doors to side aspect.

UTILITY ROOM

base and wall units, composite stone work surface with inset one and a quarter bowl sink, integrated appliances including washing machine and tumble dryer, extractor fan, tiled floor, inset LED downlighters, side door to outside and door cupboard housing pressurised hot water cylinder.

KITCHEN/BREAKFAST ROOM

kitchen area fitted with a wealth of base and wall units, kitchen island, composite stone work surfaces with breakfast bar, inset one and a half bowl sink with double glazed window to side aspect above, integrated appliances including six point electric hob with extractor hood above, American style fridge/freezer with water dispenser, dishwasher, double oven, microwave/grill and wine cooler, tiled flooring, inset LED downlighters

and open to breakfast area with tiled floor, sky lantern, double glazed bi-folding doors leading out into garden and opening to:

LIVING ROOM

inset LED downlighters, open fireplace (not in use), sky lantern, double glazed bi-folding doors out into garden.

SNUG/DINING ROOM

inset LED downlighters, double glazed window to side aspect, set of double glazed French doors leading out into garden.

CLOAKROOM

low level w.c., hand wash basin with vanity unit below and mirror above, heated towel rail, tiled flooring, extractor fan, inset LED downlighters, double glazed windows to front and side aspects.

STAIRS/LANDING

inset LED downlighters, Velux skylight, built-in storage cupboards, doors leading into respective rooms.

FAMILY BATHROOM

large standalone bath, large walk-in shower cubicle with ceiling mounted shower head, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, eaves storage cupboard, vaulted



ceiling with inset LED downlighters, extractor fan and double glazed windows to front and side aspect.

BEDROOM 1

inset LED downlighters, double glazed window to rear aspect and door to:

ENSUITE SHOWER ROOM

walk-in shower with ceiling mounted shower head, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, tiled flooring, built-in eaves storage cupboard, vaulted ceiling, inset LED downlighters, extractor fan and double glazed Velux skylight to side aspect.

BEDROOM 2

inset LED downlighters, double glazed window to rear aspect and door to:

ENSUITE SHOWER ROOM

shower cubicle, low level w.c., hand wash basin with vanity unit below and illuminated mirror above, heated towel rail, tiled flooring, inset LED downlighters, extractor fan double glazed window to front aspect.

BEDROOM 3

inset LED downlighters and double glazed window to rear aspect.

BEDROOM 4

inset LED downlighters and double glazed window to rear aspect.

OUTSIDE

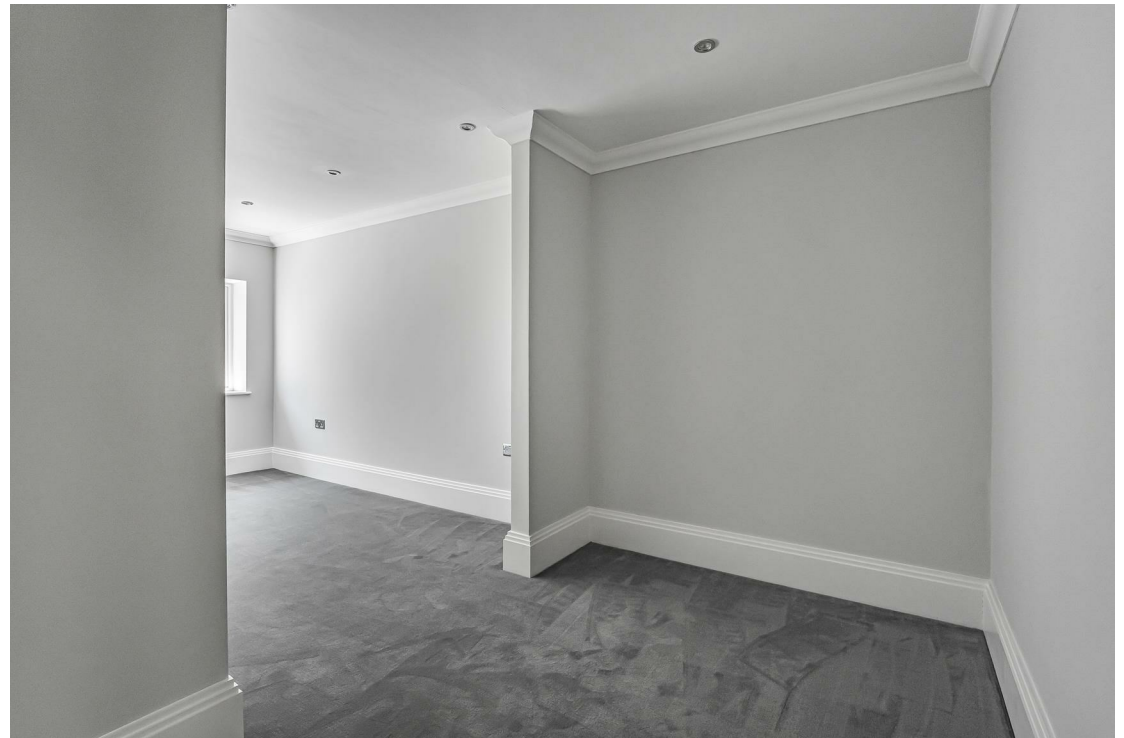
To the front, the property is approached off the High Street to an electronic gate leading to a block paved driveway which is shared between two properties. This provides off-street parking for two vehicles. The front of the property is principally paved with some raised beds. The air source heat pump is located to the side of the property. There are a number of lighting and power points to the front.

To the rear of the property is a low maintenance garden set across two levels with a large paved patio area with brick built base mounted seating and steps to the upper level which is principally laid to lawn with some mature trees.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £692
Deposit - £3461



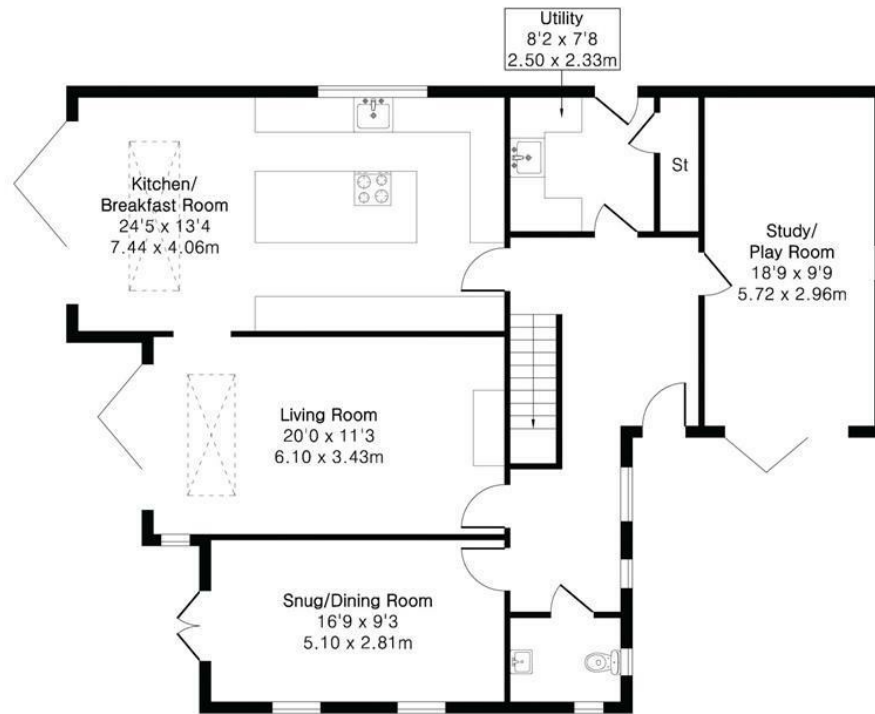




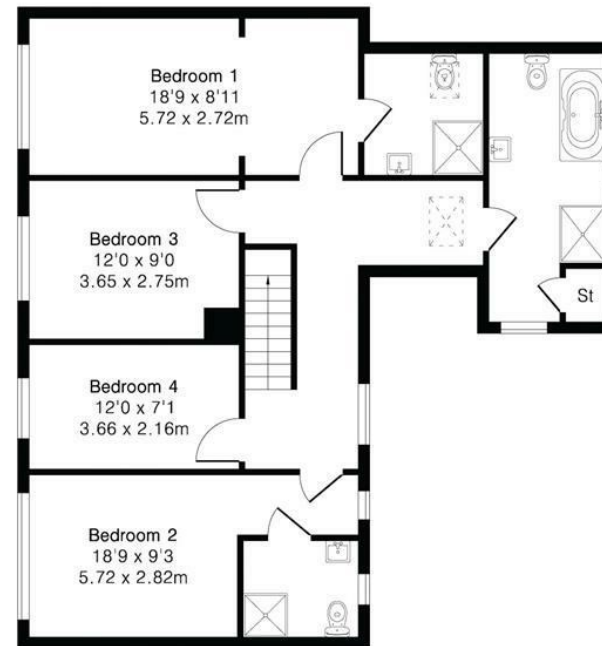
Approximate Gross Internal Area 2069 sq ft - 192 sq m

Ground Floor Area 1215 sq ft – 113 sq m

First Floor Area 854 sq ft – 79 sq m

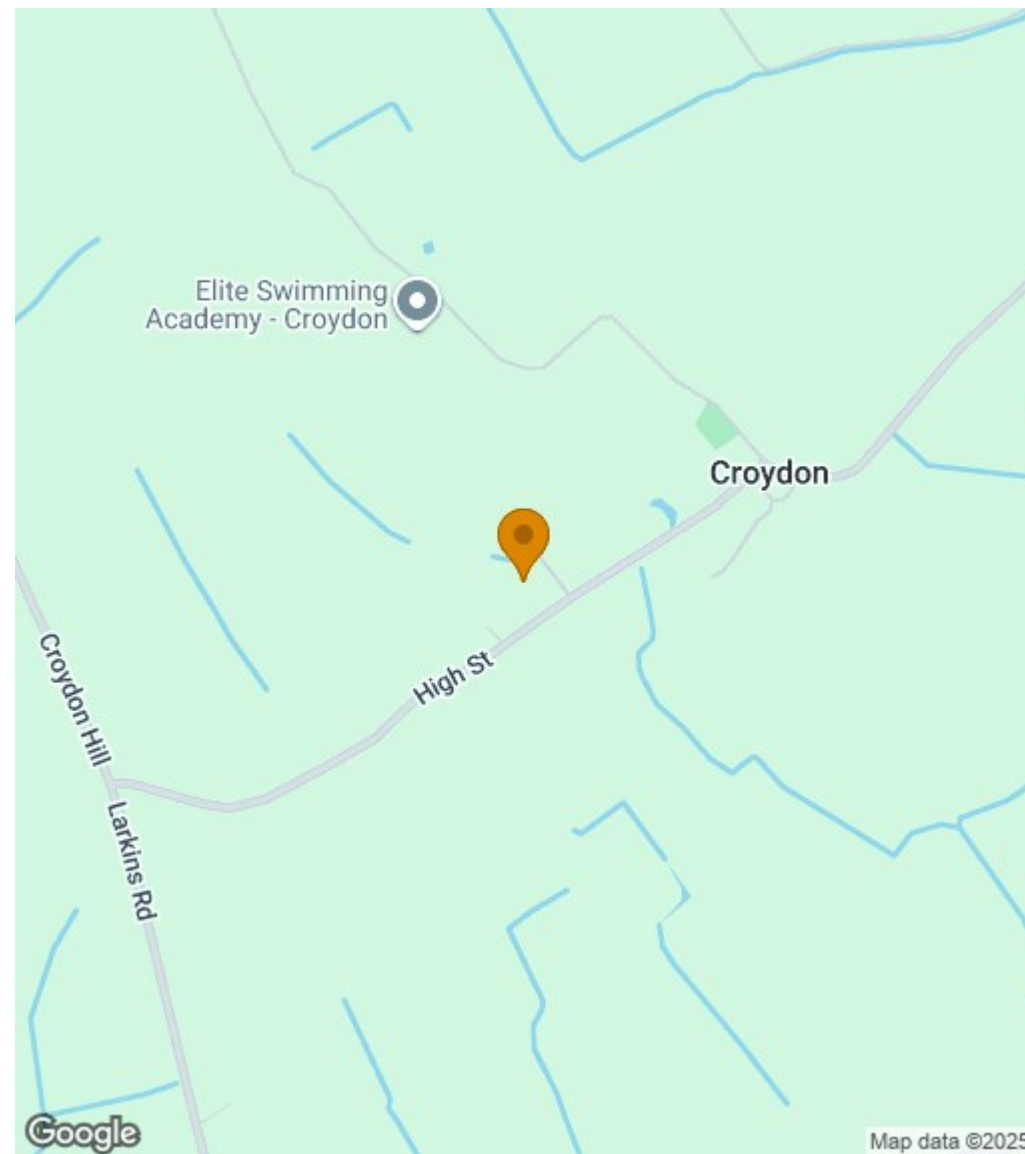
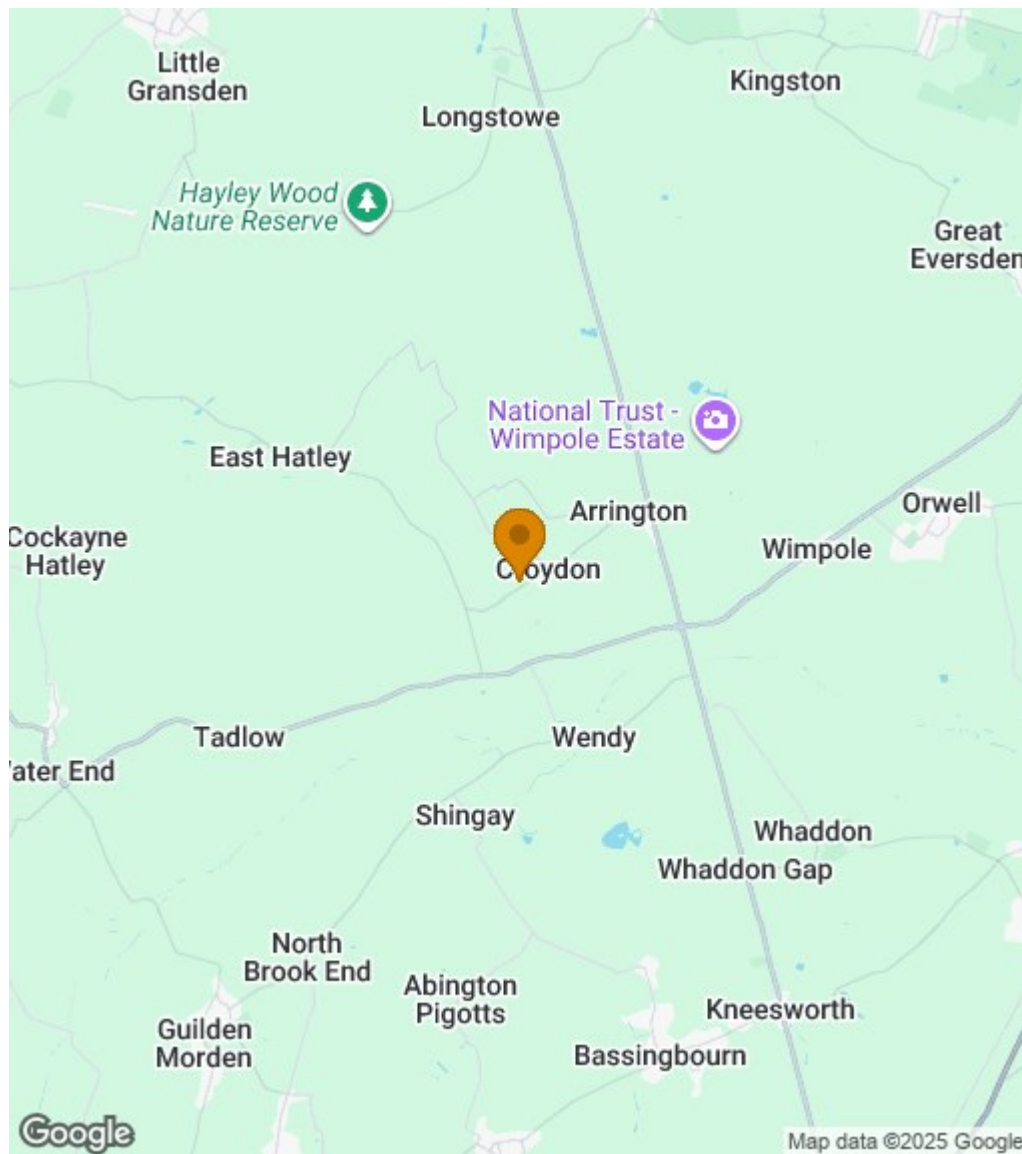


Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		
(81-91) B	87	94
(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		



Agents note:

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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



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