



Well situated family home with long garden

69 High Street, Girton, Cambridge CB3 0QD

Freehold



Newly fitted kitchen and appliances • Four bedrooms including two large doubles • Set back from the road with parking and garage • Long rear garden • No onward chain

Local information

- Close to village centre with two well regarded pubs/restaurants nearby - The George and The Crown and St Andrew's Church. Ready access by bus /cycle route along Huntingdon Road into the city centre.

- Primary schooling at Girton Glebe (currently Ofsted rated as 'good') is available in the village with secondary schooling at Impington Village College (currently Ofsted rated as 'good'). Independent schooling is available in Cambridge.

- Good everyday shopping facilities are in Girton including a Co-Op supermarket and florist, along with Girton Golf Club and village sports/recreation grounds. Sainsbury supermarket is located at nearby Eddington.

- Comprehensive shopping in Cambridge including busy daily market, Grafton Centre and The Grand Arcade shopping malls.

- Cambridge railway station is 5 miles with services to London from around 50 minutes. M11 (junction 13 - south) is 2.75 miles towards Stansted airport & London. The A14 is 1.25 miles distant heading east and west.

(all distances and times are approximate).

About this property

69 High Street is a detached 1920s property of painted elevations beneath a slate roof which has recently undergone a refurbishment and extension

program and is situated next door to a popular village pub, The George.

The property extends to 1,796 sq ft of largely open plan family friendly accommodation and now includes a wide full width rear family room which is fully glazed to the rear. The former sitting and dining rooms are combined and offer ample space for family living. To the right side, is a re-fitted, split level kitchen and dining room with an extensive range of white cabinetry, integrated stainless steel oven, hob and a freestanding American style fridge freezer and have painted pine tongue and groove ceilings. A re-fitted utility room and cloakroom complete the ground floor.

The first floor comprises four bedrooms including two large doubles, a re-fitted contemporary bathroom with separate shower cubicle, wide basin with illuminated mirror and fully tiled walls. In addition, there is a re-fitted wet room and to the front, is a small room which could make for a children's reading room/hobbies space.

The property which has a gas fired radiator central heating system, hard floors to ground and carpets to first floor can be seen in greater detail on the attached floor plans and is available with no onward chain.

The house is set back from the High Street beyond a pea-shingled driveway, partially enclosed by hedgerow which





leads to a detached single garage/workshop with painted up and over door.

The rear garden is accessed via paved steps from the full width family room onto a newly turfed area. The garden is fully enclosed with a variety of mature trees, shrubs and planting. The garden lies adjacent to open farmland. The remainder of the garden has been recently been re-seeded. There is a side pedestrian access to the front along with a wooden garden shed.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council: Band F

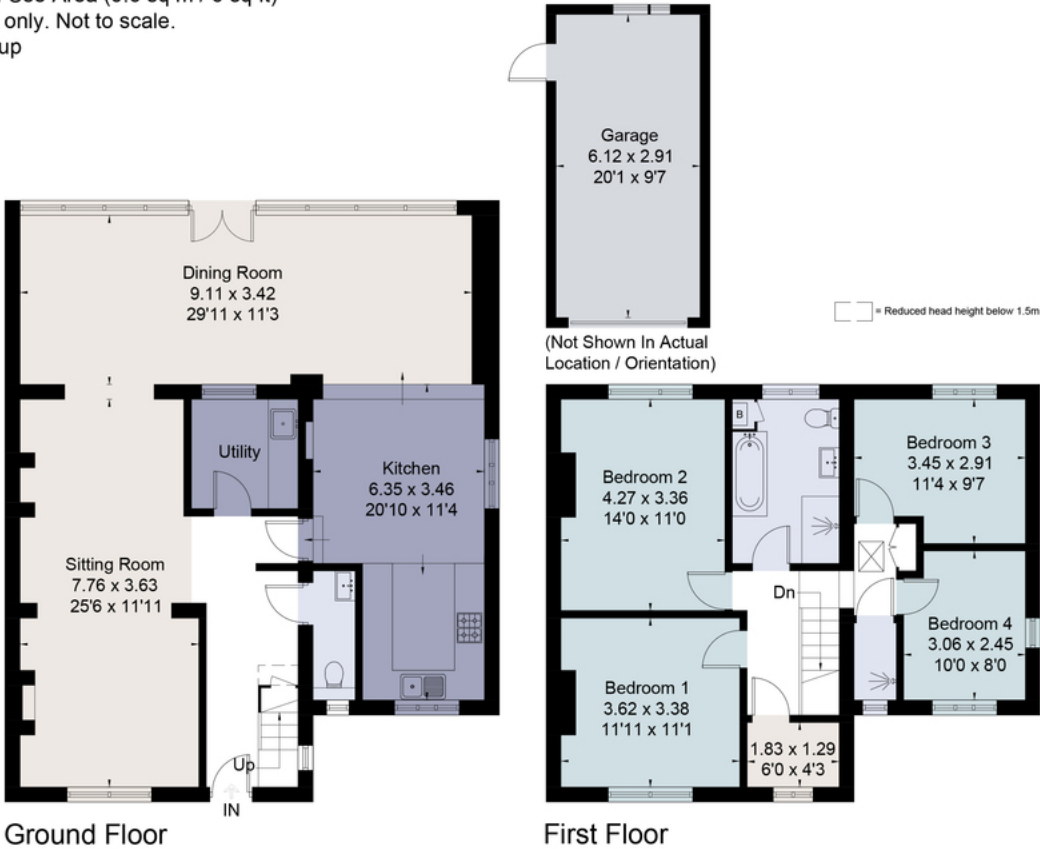
EPC rating = E

Viewing


Strictly by appointment with Savills



Approximate Area = 166.9 sq m / 1796 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 184.7 sq m / 1987 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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Ground Floor
First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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