



23 Chishill Road, Heydon
SG8 8PW



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RESIDENTIAL & COMMERCIAL AGENTS

23 Chishill Road

Heydon | Royston | Herts | SG8 8PW

Guide Price
£755,000

- Attractive 4 bedroom period cottage
- Semi detached
- Large mature garden
- Backing on rolling open countryside
- Available with no upwards chain
- Generous principal bedroom with En Suite shower room
- Family Bathroom
- Kitchen/Breakfast Room
- 3 reception rooms
- EPC Rating: Band D

The Property

23 Chishill Road is an attractive 4 bedroom semi-detached Victorian cottage of character situated within this popular village, sitting on a generous plot and backing onto rolling open countryside. The pretty village of Heydon enjoys a wonderful position nestled away within the rolling South Cambridgeshire countryside and is well located for access to the local market towns of Saffron Walden and Royston, as well as there being excellent road and rail links to Cambridge and London for the commuters. This delightful cottage offers well appointed living accommodation and a beautiful large mature garden backing onto fields and benefits from off road parking for a number of cars.

The Setting

The highly regarded and picturesque village of Heydon is conveniently placed for access to the major road network including the A505 and the M11 motorway. The market towns of Royston and Saffron Walden are within 6 and 8 miles respectively and the University City of Cambridge is approximately 13 miles to the north. There is a mainline station at Royston offering a commuter service into London's King's Cross and also at Audley End (west of Saffron Walden) which provides a service into London's Liverpool Street.

The Accommodation

This charming cottage provides well appointed living accommodation cottage with a flexible ground floor layout, to offer a practical living space and retaining a lovely cottage charm. The property offers excellent scope for improvement with the potential to extend the property provide further accommodation should it be required, subject to the necessary planning permission. In detail on the ground floor the property benefits from a large central entrance hall which provides access to a good size kitchen/breakfast room, which is fitted out with a range of base and eye level units with work surface over incorporating a 1 ½ bowl sink unit with mixer taps, double oven and hob with extractor hood over.





Windows to front and side, space for fridge/freezer, plumbing for dishwasher. A separate dining room with window to front aspect, a feature open fireplace with attractive period fireplace, hearth and surround, a study with window to rear aspect, a good size sitting room, which is a dual aspect room with bay window and glazed double doors overlooking the attractive rear gardens and a feature open fireplace with attractive surround. There is a rear lobby area with glazed door providing access to the rear garden and stairs leading to the first floor, and access to a useful utility and cloak room with fitted units, a sink unit, plumbing for automatic washing machine, a WC and corner hand basin. On the first floor there are 4 good size bedrooms including a principal bedroom with en suite shower, and a family bathroom.

Outside

The property is set back from the road behind a large front driveway providing off road parking for a number of cars. There is a side gate providing access a side garden area with large storage shed. The side garden opens out into the large enclosed mature rear garden which is approximately 160ft in length.



There is a paved patio set off the back of the property which leads on to a large lawned area to the rear with a selection of shrubs, trees and bushes backing onto open fields.

COUNCIL TAX BAND

Tax band E

SERVICES

Mains electricity and water are connected to the property, the central heating is oil.

TENURE

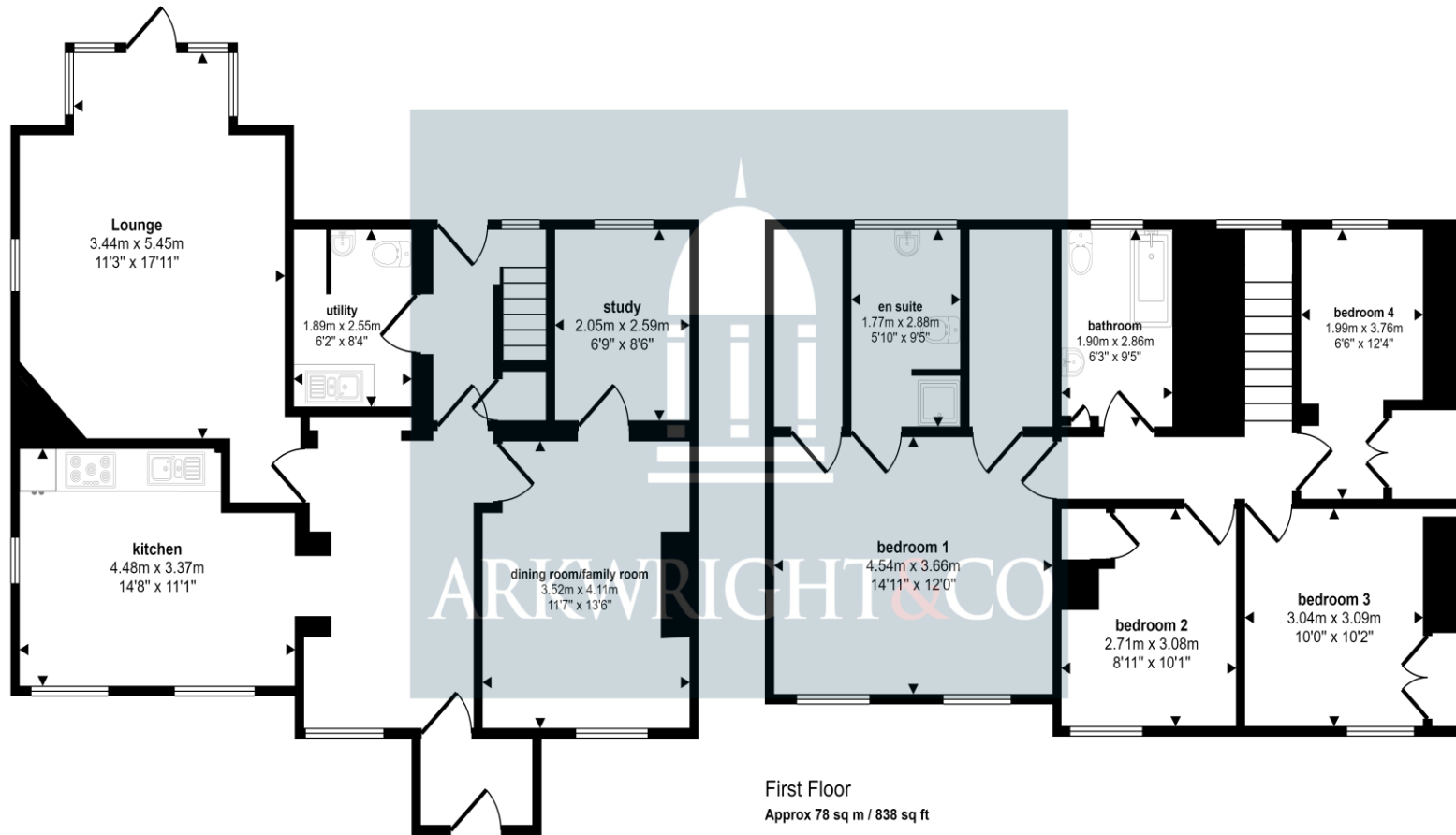
Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council



Approx Gross Internal Area
163 sq m / 1757 sq ft



Ground Floor
Approx 85 sq m / 918 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: 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 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.



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