



12 High Street, Girton,  
Cambridge, CB3 0PU

**Guide price £580,000**



## 12 High Street

Girton, CB3 0PU

- Detached, versatile, 3 bed
- Lovely long gardens
- Space to extend (STPP)

A three bedroom detached home with extended, versatile accommodation of over 1,200 sq. ft, and a lovely, large garden. Situated in a quiet and sought-after position in this excellent village.

Originally a bungalow, the property has been extended on the ground floor and also has a clever loft conversion with an en-suite shower room, yet there is still plenty of scope for alteration or expansion (subject to consent).

There is a good-sized living room with bifold doors to the rear garden and wood flooring, the kitchen is well-appointed with extensive cabinets, worktops and an oven, hob and integrated fridge. A rear lobby provides access to the refitted bathroom, which has a shower over the bath and full wall tiling. There is a separate cloakroom and WC, and further access to the double-glazed conservatory, which has doors to the garden. The conservatory is ideal as a utility space or for storage, but requires some general improvement. At





the front of the house, there are two bedrooms, both doubles and one with a bay window (currently used as a dining room). There is a beautifully fitted study area with bespoke desk and storage, it also has a staircase to the first floor where there is a fantastic loft conversion offering a bedroom space and additional dressing area or snug, perfect as a principal suite or for a teenager. The main room has eaves storage on three sides and an en-suite shower room.

There is gas central heating and double glazing.

Outside, there are extensive gardens. The property is set well back from the road and has a good-sized gravel driveway and EV charger. The front garden is mainly lawn. Side access leads to the long rear garden, a patio adjoins the back of the property, there is a shed, several mature trees and the garden is enclosed by fencing. There is an additional piece of garden beyond the rear fence.

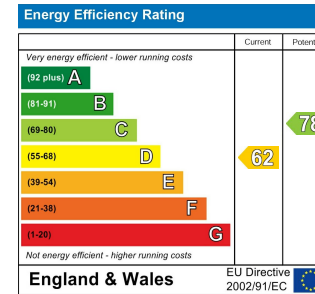
Agents' note: The property has, in the past, been underpinned, further details on request.

What3words: ///stops.every.crazy





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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