



3 Huttles Green, Shepreth

Royston

Guide Price £600,000





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Shepreth, Royston

Detached 4-bed in a quiet Shepreth close — nearly 1,600 sq ft, a large garage, deep garden, and scope to modernise and extend. No upward chain

- Detached Four-Bedroom Family Home
- Approximately 1,587 Sq Ft Of Flexible Accommodation
- No Upward Chain
- Scope To Modernise And Extend (STPP)
- Two Reception Rooms Plus A Garden Room
- Large Garage And Driveway Parking
- Deep, Private Rear Garden Backing Onto Greenery
- Downstairs Cloakroom And First-Floor Family Bathroom
- Tucked Into A Quiet Close In Shepreth
- Shepreth Station With Direct Trains To Cambridge And London

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Council Tax band: F

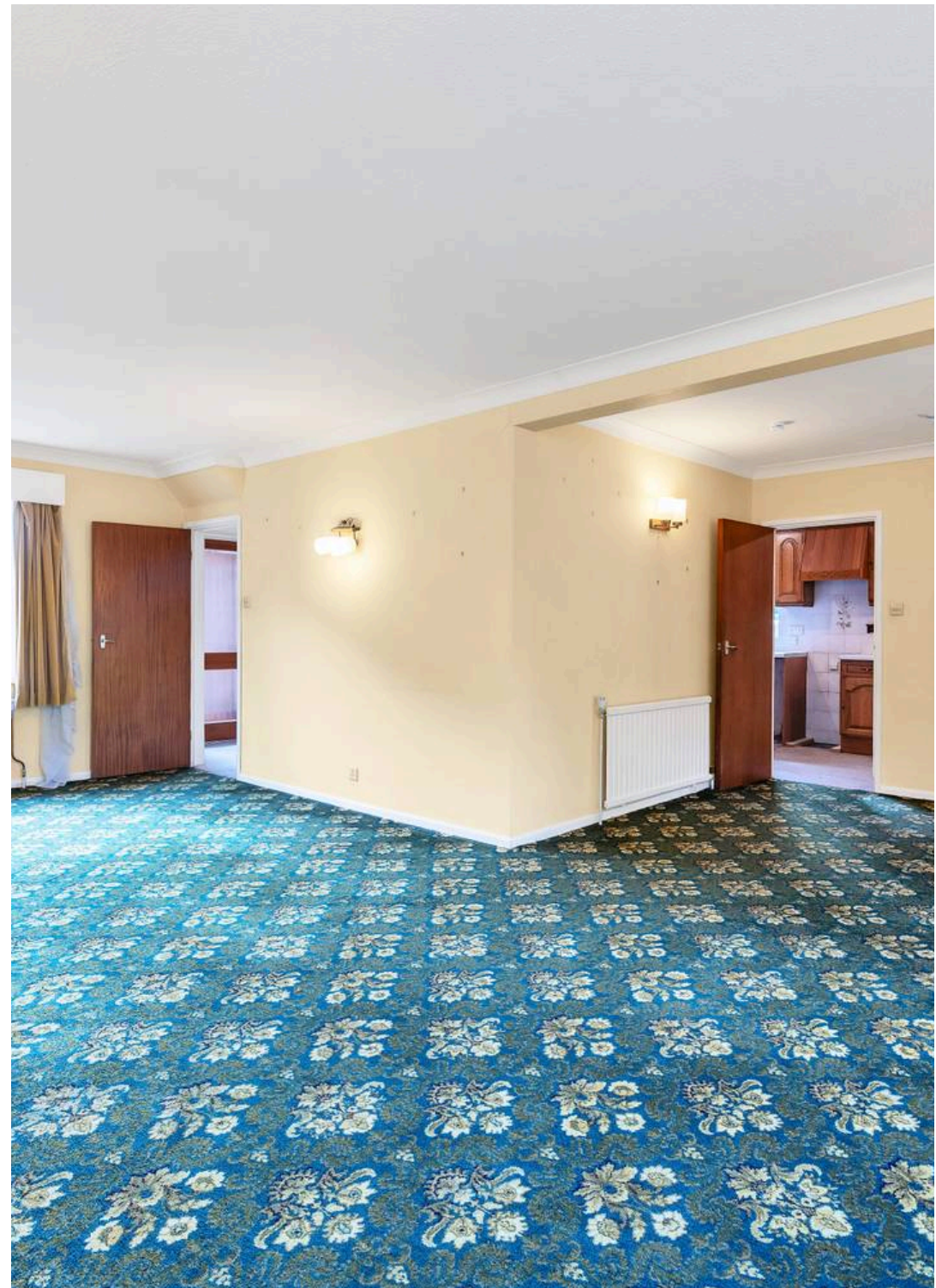
Tenure: Freehold

Property Insight

Set at the end of a quiet close in the sought-after village of Shepreth, this detached family home offers close to 1,587 sq ft of accommodation across two floors and comes to the market with no upward chain. It is a genuine project — dated throughout and in need of updating and modernisation — but the bones are excellent, with well-proportioned rooms, a deep and private plot, and a large garage running alongside. For buyers looking to renovate to their own taste, and with clear scope to extend the ground floor and reconfigure the layout (STPP), it presents an increasingly rare opportunity to add real value in a village where properties of this footprint are tightly held.

The entrance hall sets the tone, opening to a generous through lounge and dining room that spans the full depth of the house, with a fireplace at one end and sliding doors framing the garden at the other. Off this sits a garden room, a bright addition with windows on three sides and its own access outside, well suited to a study, playroom or morning room. The kitchen is a separate, good-sized room with timber-fronted units and space for freestanding appliances; it is dated and due for replacement, but the proportions give plenty of room to design a proper kitchen/breakfast room. A downstairs cloakroom completes the ground floor.

Upstairs are four bedrooms arranged around the landing, three of them comfortable doubles, served by a family bathroom. Each room is a blank canvas, ready for redecoration and new flooring throughout. Outside is where the plot really tells: the rear garden is deep, private and well established, framed by mature trees and hedging and backing directly onto greenery, with a paved terrace by the house and a large garage and driveway providing generous parking and storage. A property of this size, on a plot of this quality and offered with no upward chain, gives buyers a rare chance to create a substantial family home in one of the area's most desirable villages.





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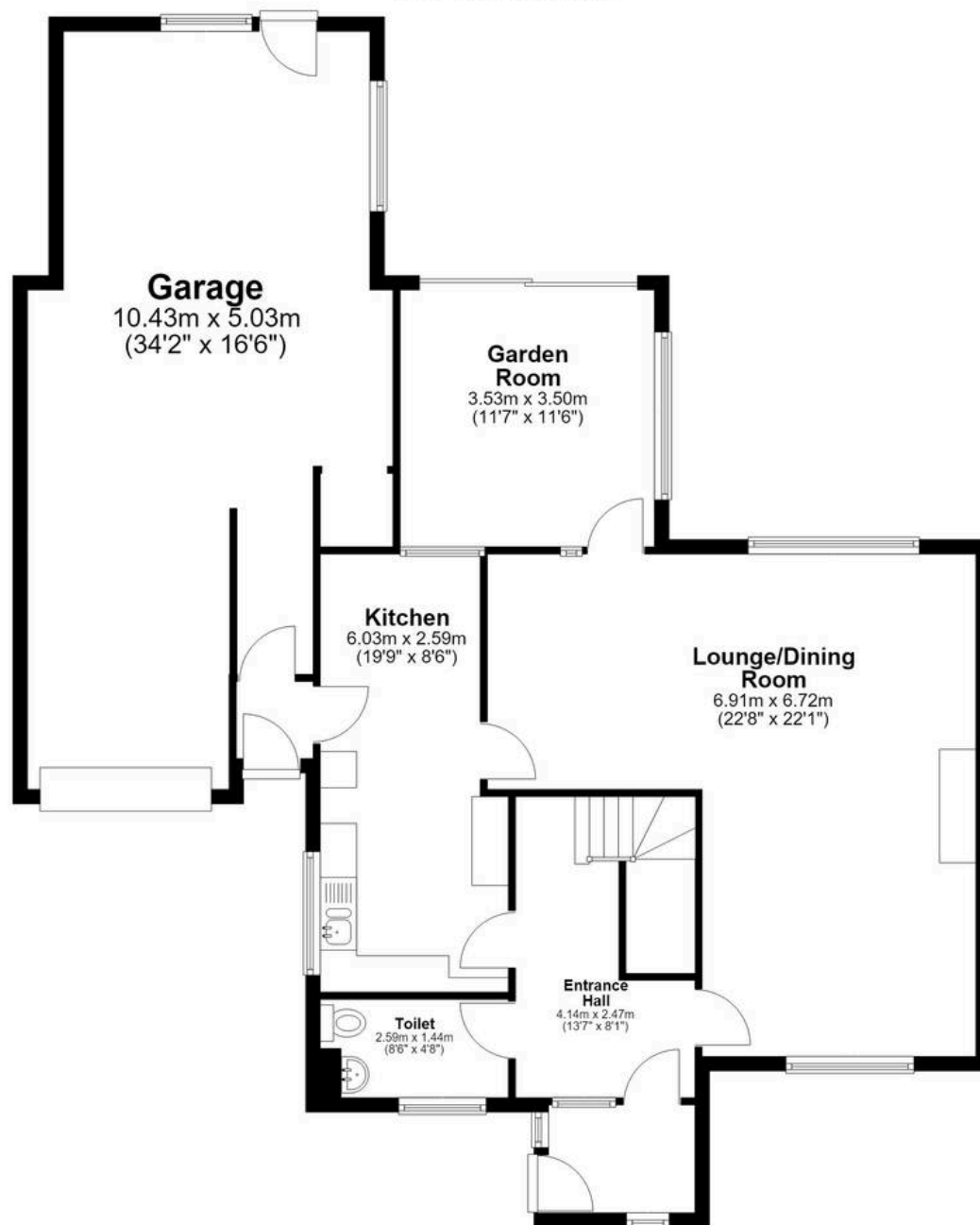
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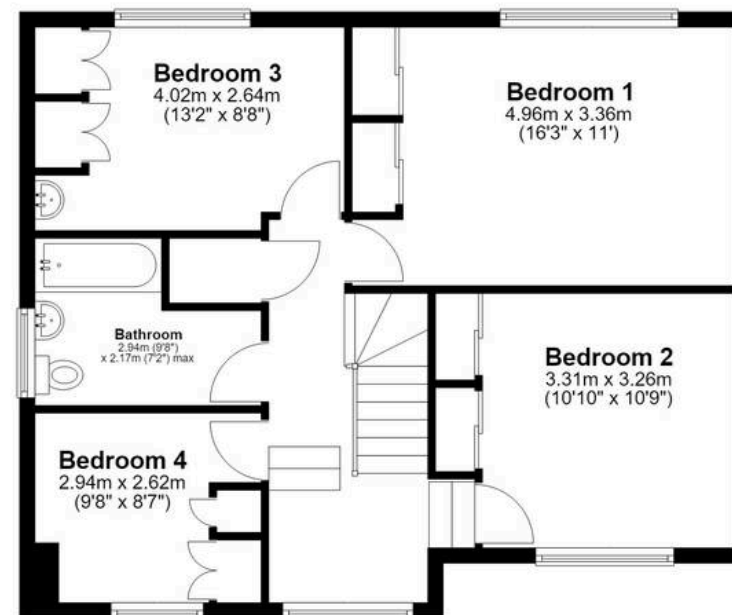
Ground Floor

Main area: approx. 82.4 sq. metres (887.0 sq. feet)
Plus garages, approx. 44.1 sq. metres (474.4 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Main area: Approx. 147.5 sq. metres (1587.3 sq. feet)
Plus garages, approx. 44.1 sq. metres (474.4 sq. feet)



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