



- Modern semi detached home
- Three Bedrooms
- Delightful village location
- Cloakroom
- Garage and Driveway
- Kitchen/Diner
- Beautifully presented throughout
- Quiet non estate location
- Front and rear gardens

CHURCH STREET, GILDEN MORDEN

3 1 2 EPC

GUIDE PRICE

£440,000

A smartly presented modern semi detached home set in a delightful non estate location within the pretty village of Guilden Morden. Featuring three bedrooms, a downstairs cloakroom, recently refitted kitchen and dining area. Garage and driveway to the rear.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



CHURCH STREET, GILDEN MORDEN

GUIDE PRICE
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INTRODUCTION Wellington Wise are delighted to offer sale this beautifully presented modern semi detached home set in a delightful non estate location within the pretty village of Guilden Morden. Featuring three bedrooms, a downstairs cloakroom, recently refitted kitchen and dining area. The first floor has an attractive galleried landing with lots of storage. Three good sized bedrooms and a family bathroom. to the rear is a neat enclosed garden with a door into the garage. Off road parking too.

STEP INSIDE

The front door opens to a welcoming reception hall with stairs to the first floor and an understairs cupboard and engineered oak flooring. The lounge is to the rear, overlooking the garden with a feature fireplace and inset wood burning stove and under stairs storage space. The kitchen is to the front and is complimented by an open plan dining area. There is a range of fitted wall and base units with contrasting wood work surfaces over. Inset 1 and 1/2 bowl drainer sink unit with mixer tap over. There is a double glazed window to the front and engineered wood flooring flows through to the dining area, which also features a double glazed window to the side. The kitchen also features partly tiled walls, plumbing for the washing machine and dishwasher and a wall mounted oil boiler for the central heating system and a built in induction hob and an electric oven. The ground floor is completed by a downstairs cloakroom comprising a low level WC and washbasin. Double glazed window to front and engineered oak flooring.

To the first floor is a spacious landing area with a built in cupboard and airing cupboard housing hot water tank and linen shelves. There is a hatch to a boarded loft space and there is definitely scope for a loft conversion (Subject to the usual planning regulations) The generous master bedroom is to the front with two double glazed windows and fitted wardrobes. Two further bedrooms are to the rear each with double glazed windows. The family bathroom has a double glazed window to side and comprises a three piece suite of a panel enclosed bath with shower and rainfall showerhead over., low level WC and washbasin inset into a vanity unit.

In all there is 965 sq ft of internal space.

STEP OUTSIDE

To the front is a neat landscaped front garden with a path to the front door.

To the rear is a South facing rear garden, mainly laid to lawn with paved patio area and a range of flower and shrub borders. All are enclosed by panel fencing with a personal door into the garage.

The garage is accessed around the side of the neighbouring house and offers a driveway for off road parking leading to a single garage. Comprising an up and over door with power and light attached and useful eave storage. The oil tank is accessible to the side.

LOCATION

The property is situated on a quiet village non estate road close to the church and is close to a variety of older style and character homes.

Guilden Morden is a lovely village and benefits two public houses, a church, a recreation ground and hall, and a small primary school. And there is a real community buzz with lots of local clubs and organisations. There are footpaths offering countryside walks closeby

Ashwell & Morden train station is within 2 miles and offers a regular service in London Kings Cross and Cambridge. There are 4 trains an hour into London and 2 trains an hour in Cambridge.

Royston mainline train station to Kings Cross in 35 minutes is only a 10 minute drive away. The town of Royston offers banks, a library as well as a mixture of high street shops, a Tesco Superstore, an Aldi and M & S Food Hall.

There are good road connections with the A1/M at Baldock 6 Miles to the West and the M11 is 10 miles to the North East (approx). Luton and Stansted Airports are both within 40 minutes drive.

