



40 High Street, Guilden Morden

Royston

Guide Price **£675,000**





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Guilden Morden, Royston

Ensum Brown are delighted to offer for sale this detached period cottage in Guilden Morden. This property enjoys a non-estate location, a quarter acre plot, a 2-storey double garage with conversion potential, period features, 3 reception rooms, 3 beds, driveway parking and delightful gardens.

- Detached Period Cottage
- Generous Plot Of Approx. Quarter Of An Acre
- Detached Double Garage With Conversion Potential
- Well Maintained & With Beautiful Period Features
- 3 Reception Rooms
- Kitchen & Pantry/Utility Room
- 3 Well Proportioned Bedrooms
- En-Suite Shower To Master, Family Bathroom & Ground Floor Cloakroom
- Delightful Gardens To Side & Rear
- Driveway Parking For Multiple Vehicles

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Council Tax band: E

Tenure: Freehold

Property Insight

Ensum Brown are delighted to offer for sale this late 17th, early 18th-Century detached period cottage in the popular village of Guilden Morden. This well-maintained property benefits from a non-estate location, approximately a quarter of an acre plot, a 2-storey double garage with conversion potential, period features throughout, 3 reception rooms, a walk-in pantry/utility, 3 bedrooms, an en-suite shower, driveway parking for multiple vehicles and delightful gardens.

This Grade II listed late 17th, early 18th-Century detached period cottage offers tremendous kerb appeal, in a non-estate location with a stunning frontage, set behind established hedgerows. There is driveway parking for multiple vehicles and access to a 2-storey double garage, which offers the potential for conversion into an annexe or detached office perhaps, if desired.

Upon stepping inside, the front door opens into a beautifully decorated dining room, with original brick flooring, exposed beams, 2 windows to a dual aspect, scone lighting, stairs to the first floor, a feature fireplace, integrated storage, and lots of space for a large dining table, chairs and storage furniture. Stepping up into the beautiful and neutrally decorated lounge, visitors can remark on the warm and comfortable atmosphere, with 2 windows to a dual aspect, a fireplace with a wood-burning stove, solid oak wood flooring, and scone lighting. The snug room offers further comfortable and versatile reception space, benefiting from carpets, scone lighting, windows and doors to the rear garden, and access through to the side of the property, as well as a cloakroom WC.

Through to the kitchen, this equally has been beautifully decorated in keeping with the original period features of the property, with a range of modern shaker





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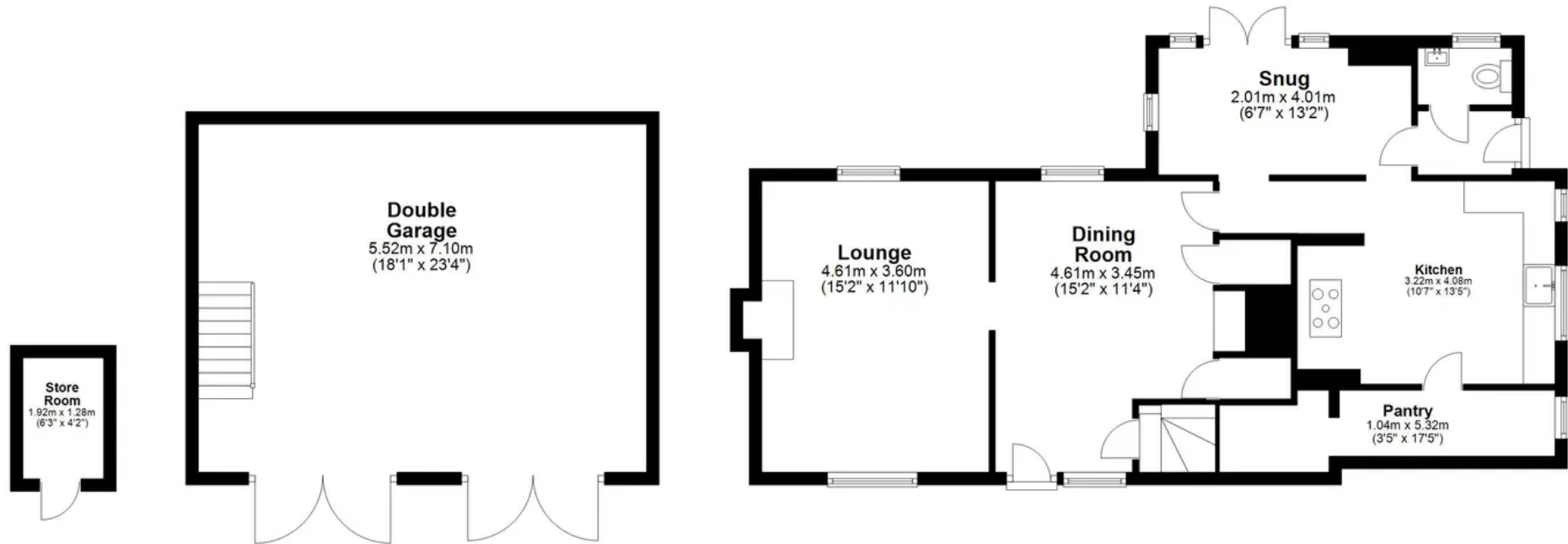
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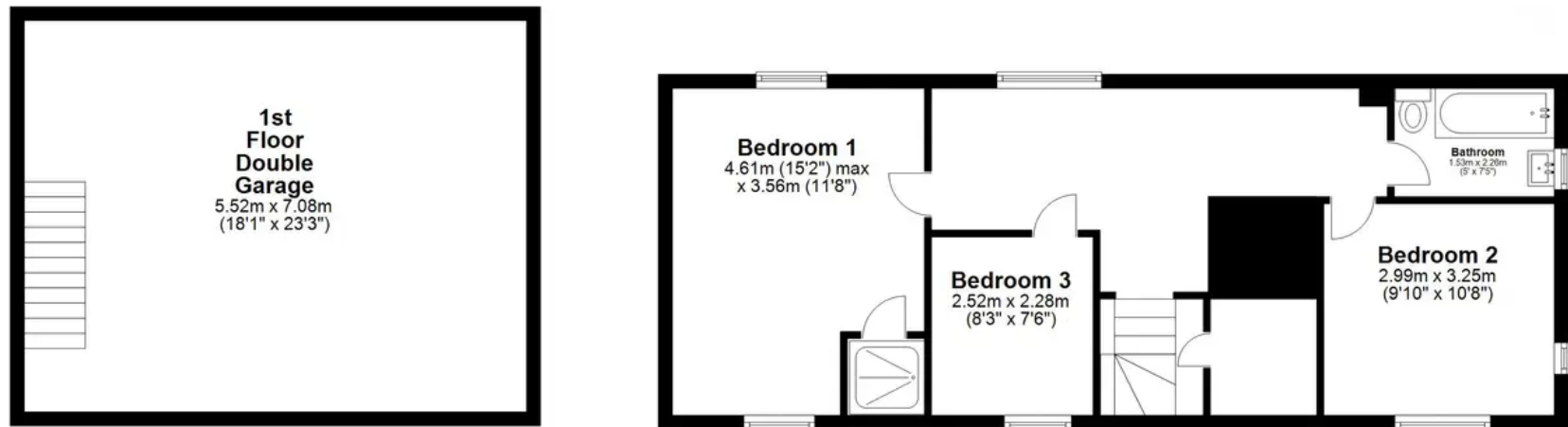
Ground Floor

Approx. 114.5 sq. metres (1232.7 sq. feet)



First Floor

Approx. 96.5 sq. metres (1038.6 sq. feet)



Total area: approx. 211.0 sq. metres (2271.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

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