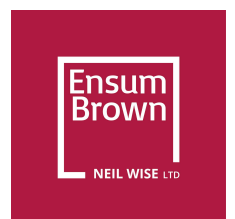
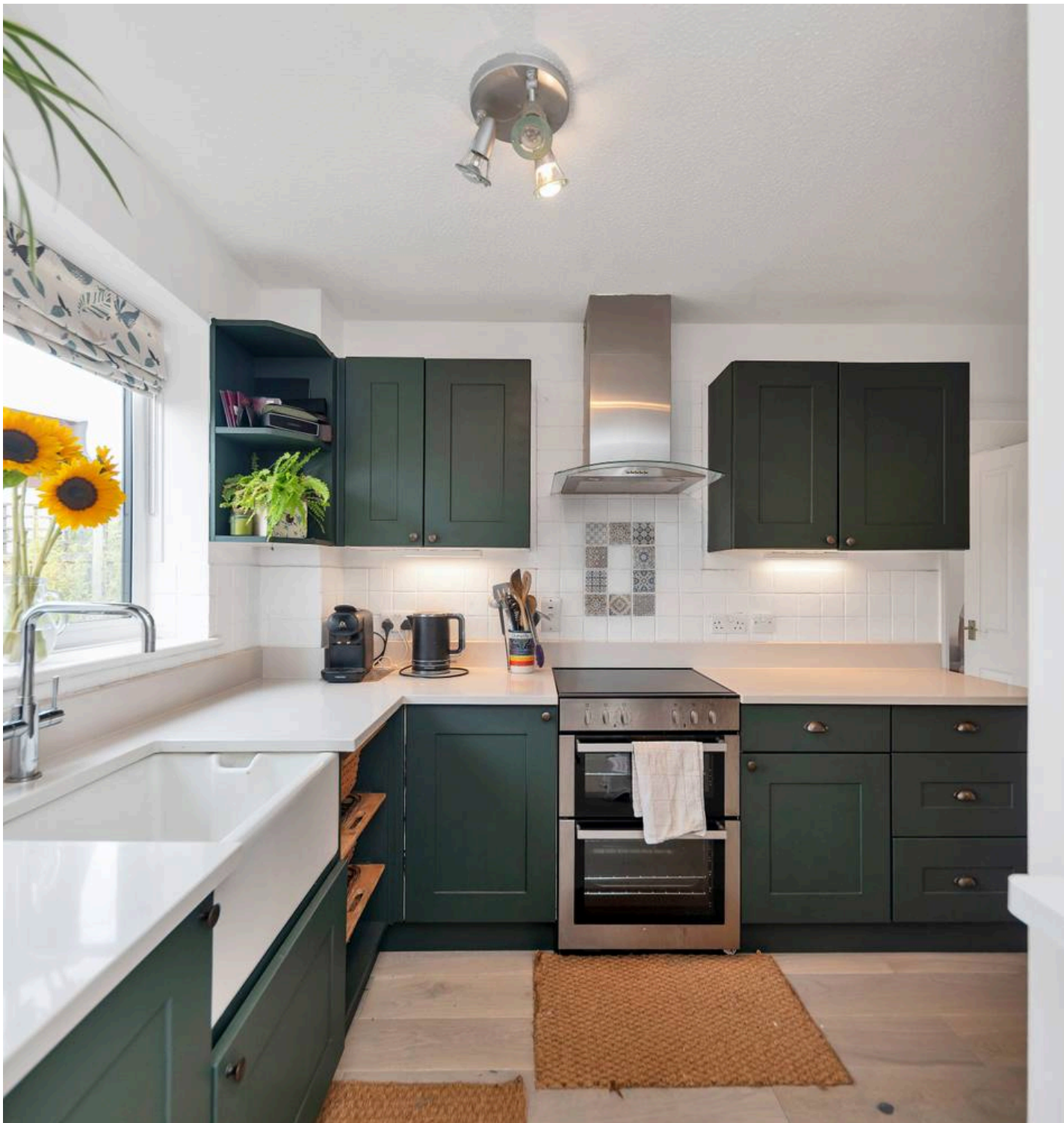




5a New Road, Guilden Morden
Royston

In Excess of **£475,000**





5a New Road

Guilden Morden, Royston

Ensum Brown offer for sale this 3-bedroom semi-detached home in Guilden Morden, with a kitchen, utility, dining room, lounge, 2 bathrooms, private garden, garage, and a driveway.

- Beautifully Presented 3 Bedroom Semi-Detached Home
- Set Within a Hugely Popular Cambridgeshire Village
- Driveway for 3 Vehicles
- Private Driveway for 3 Vehicles
- Finished to a Fantastic Standard Throughout
- Private Rear Garden
- Bedroom 1 Benefits from En-Suite
- Utility Room
- Single Garage
- Downstairs WC

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Guilden Morden, Royston

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Council Tax band: D

Tenure: Freehold

Property Insight

Ensum Brown are delighted to offer for sale this beautifully presented 3-bedroom semi-detached family home in the highly popular Cambridgeshire village of Guilden Morden. This lovely property has been completed to a fantastic standard throughout, enjoying a kitchen, a utility room, a dining room, a large lounge with a bay window, a cloakroom WC, 3 well-proportioned bedrooms, a family bathroom and en-suite to the primary, a private rear garden, a single garage, and a driveway for 3 vehicles framed by mature beech hedging for additional privacy.

This spacious semi-detached property enjoys a modern and attractive frontage, with front borders and planters of shrubs and hedgerows, and side access to the rear, all set behind a 5-bar gate. Upon stepping inside, the entrance hallway is bright, welcoming and beautifully decorated, alluding to the high standard seen throughout. It enjoys storage for coats and shoes, room for furniture, pendant lighting, wood effect flooring, integrated storage, and access through to the downstairs living space, including a cloakroom WC.

The kitchen is beautifully designed and decorated, benefiting from a window to a garden aspect, an extensive range of modern base and wall units, quartz worktops, a butler sink, wood flooring, tiled splashbacks, spot lighting, and space for an oven and other small kitchen appliances. The utility room enjoys matching base and wall units, access to the garden, and space for a fridge/freezer and washing machine.

Adjacent, the dining room is very bright and spacious, enjoying double French doors to the rear garden, pendant lighting, wood effect flooring and room for a large dining setting. The lounge equally beautifully presented, benefiting from a large bay window to a front aspect, wood flooring, pendant lighting and ample space for a variety of lounge and storage furniture.





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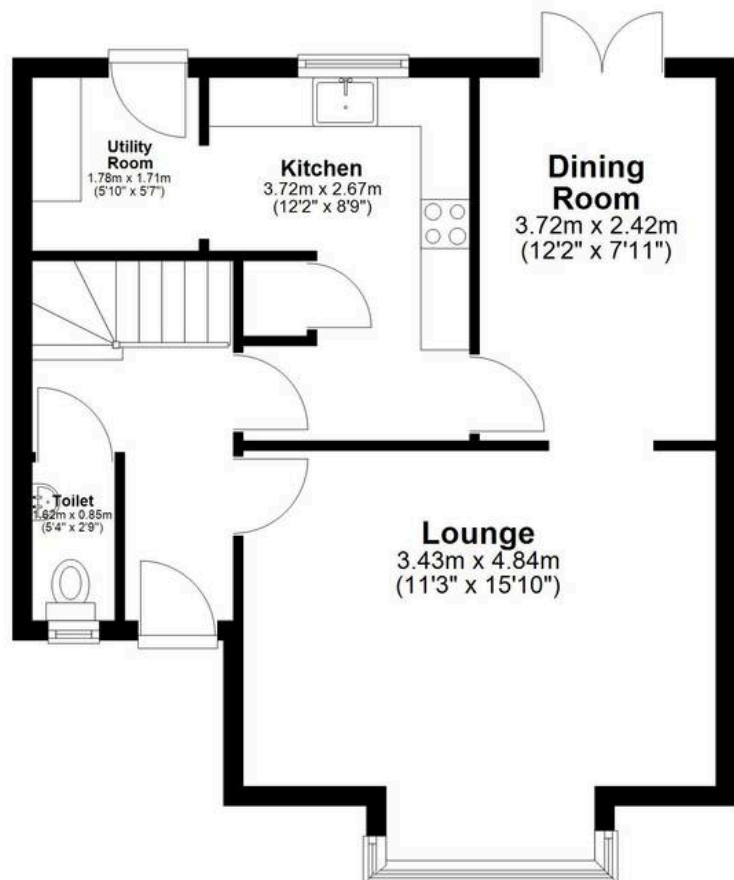
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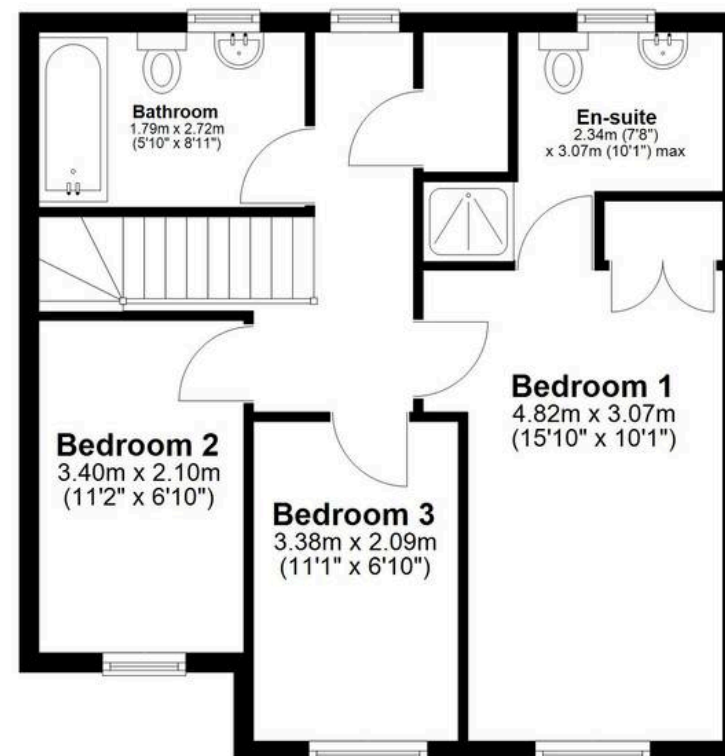
Ground Floor

Main area: approx. 48.7 sq. metres (524.1 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Main area: Approx. 97.4 sq. metres (1048.7 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)



Ensum Brown

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