



# 13 Trap Road, Guilden Morden

Royston

Guide Price **£375,000**



## 13 Trap Road

Guilden Morden, Royston

Ensum Brown are delighted to offer for sale this period cottage in this sought-after village. This property has potential to update and add value, a non-estate location, no upward chain, open plan reception space, 2 bedrooms, and is part of a new development with a new rear garden to come.

Council tax band: C

Tenure: Freehold



## Property Insight

Ensum Brown are delighted to offer for sale this attractive period cottage in the highly sought-after village of Guilden Morden. This property presents excellent potential to update and add value, enjoying a non-estate location, no upward chain, an open plan living space, 2 bedrooms, and is part of a new development with a new rear garden to be provided.

This attractive cottage offers excellent kerb appeal with its pretty period features and red brick detailing, a non-estate location, a front lawn garden, and a driveway with parking. This property enjoys tremendous potential and has the opportunity to extend if desired, subject to planning..

Once inside, the kitchen is a bright space with windows to a dual aspect, a range of base and wall units, laminate worktops, tiled flooring, strip lighting, and plenty of space for a range of appliances. There is access to a storage room and a cloakroom with WC and hand wash basin.

Through to an inner hallway, there is further storage, stairs to the first floor and a door through to an open plan lounge/dining room with stunning period features, exposed beams and brickwork, a fireplace with large wood-burning stove, inset spotlights, and ample room for a variety of lounge and storage furniture.

Upstairs to the first floor, this lovely cottage continues to offer generous accommodation, with 2 double bedrooms, integrated storage, and a large bathroom comprising an L-shaped bath with an overhead shower, WC, hand wash basin, and tiled walls and floors.

This property is part of an attractive new development in the surrounding field, as part of this a new enclosed garden will be created for the new owners directly to the rear of the property.

Contact Ensum Brown today to arrange your private viewing appointment.





### **Location - Guilden Morden**

Guilden Morden is a peaceful parish village, nestled in the southwest Cambridgeshire region, just 16 miles away from Cambridge and 5 miles from Royston, Hertfordshire. The parish's western border follows the River Cam, while the eastern border follows a stream that separates it from the neighbouring village of Steeple Morden. There are plenty of routes to explore the natural surroundings and two traditional village pubs, one of which offers a delightful culinary experience provided by an award-winning chef.

There is a thriving community in Guilden Morden, and the village benefits from a highly-regarded primary school, a village hall, a variety of social activities, and St. Mary's Church, which dates back to the 12th Century and enjoys a wealth of rich heritage. There is also a railway station 4 miles away, providing direct links to both Cambridge and London Kings Cross.

Further amenities can be accessed a stone's throw away in the town of Royston, such as a leisure centre and a variety of sports clubs, including the golf club on Royston Heath. There are a variety of excellent schools to choose from, doctors and dentist surgeries, shops and supermarkets, all surrounded by beautiful countryside and many other pretty villages to explore.

The nearby town of Royston also offers further excellent transport links, with a mainline train station offering regular fast services to both Cambridge and London Kings Cross. The A1M and M11 are within a 15-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

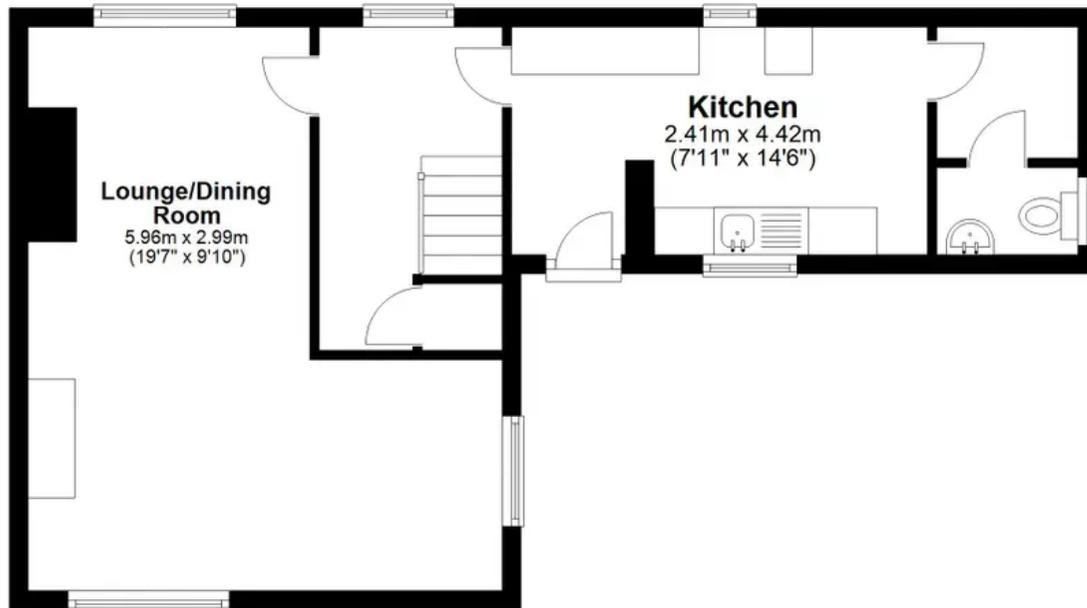
We encourage all homebuyers to visit Guilden Morden to truly appreciate what this beautiful village has on offer.

- Period Semi Detached Cottage
- Opportunity To Update & Add Value
- Scope For Extension (stp)
- Sold With No Upward Chain
- Highly Sought After Village



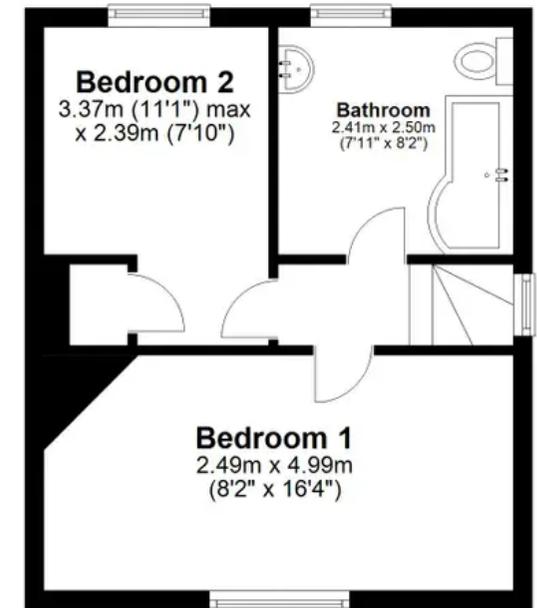
### Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



### First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

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



## Ensum Brown

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