



Westfield Road, Fowlmere, SG8

£400,000 In Excess of

Property Description

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this semi-detached home, fronting a village green in the popular village of Fowlmere. This extended property offers an excellent opportunity for updating and adding value, benefiting from no upward chain, over 1600sq ft of accommodation in a plot of 0.13 acres, 3 bedrooms, and flexible configuration depending on requirements.

This extended semi-detached property is in a delightful location, overlooking a village green on a quiet road, and offers a generous and tidy frontage. Though updating is required, there is vast potential for future owners to add their own stamp and extra value. The property also benefits from being sold with no upward chain with a plot of 0.13 acres, a front lawn garden, a long driveway with off-road parking for several vehicles, and a single garage.

Once inside, the entrance hallway is spacious and bright, offering storage, stairs to the first floor with open balustrades, pendant lighting and doors through to the downstairs accommodation. Through to the kitchen, there is a range of base units, 2 windows to the side, laminate worktops, wood flooring, tiled splash backs, space for an oven, fridge/freezer and other appliances. There is access to the side of the property, as well as a cloakroom with WC and sink.

From the kitchen, there is access to two rear reception rooms, making up the extension on the property. The first has 2 windows to a side and rear aspect, with wood flooring, pendant lighting, and offering versatile usage. The second larger room benefits from a roof lantern, double sliding doors to the rear garden, pendant lighting, and lots of space for furniture.



Back through to the original part of the property, the lounge is a good size space, with a window to the front offering a pretty outlook across the green. There is a gas fire, pendant lighting, and an archway through to the dining space. The dining room benefits from its own fireplace, brick hearth, integrated storage, and space for furniture.

Upstairs to the first floor, this property offers 3 well-proportioned bedrooms, each with a pleasant outlook, and a family bathroom comprising a bath with an overhead shower, WC, sink and vanity unit.

Outside to the rear, the garden is an incredibly extensive size, enclosed by fencing and laid mainly to lawn. There is vast amounts of space for versatile use, entertaining guests, or growing plants and vegetables. A pathway leads down to the bottom of the garden, and you have access to a large single garage and access to sheds.

Contact Ensum Brown today to arrange a private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION - FOWLMERE

If you are looking for a village location and to be part of a community then you won't find a better village to live in than Fowlmere. Fowlmere is one of the most southernmost villages in Cambridgeshire and on the edge of Hertfordshire. You are just 6 miles from the town of Royston, under a 10 minute drive, and under 10 miles from central Cambridge, just a 20 minute drive away. As well as being within easy reach of all the amenities of a town and city you are also surrounded by beautiful countryside, a perfect combination.

Within the village itself you have a number of village groups, a village hall with tennis courts, several village greens and playgrounds, a fantastic village pub and restaurant 'The Chequers', village church, playgroup, private nursery and primary school. Also, on the outskirts of the village you will find Fowlmere RSPB nature reserve.

In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. You also have additional station options from the neighbouring villages of Meldreth and Foxton. Additionally, in terms of travel, you have the M11 within a 10 minute drive, the A1 approximately 25 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour to forty minutes' drive away.

Key Features

- ✓ Semi Detached Home Overlooking A Green
- ✓ Requires Updating Throughout
- ✓ Opportunity To Add Value
- ✓ Sold With No Upward Chain
- ✓ Generous Plot Of 0.13 Acres
- ✓ Over 1600 Sq Ft Of Accommodation
- ✓ Versatile Accommodation
- ✓ 4 Reception Rooms
- ✓ 3 Bedrooms & Family Bathroom
- ✓ Very Generous Garden, Garage & Driveway Parking













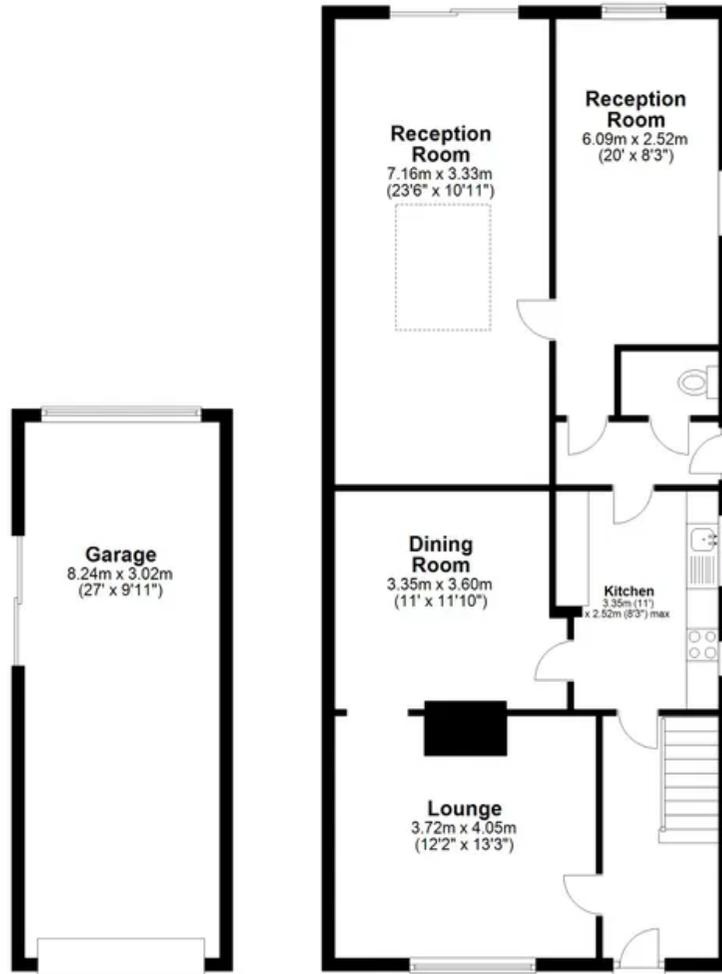




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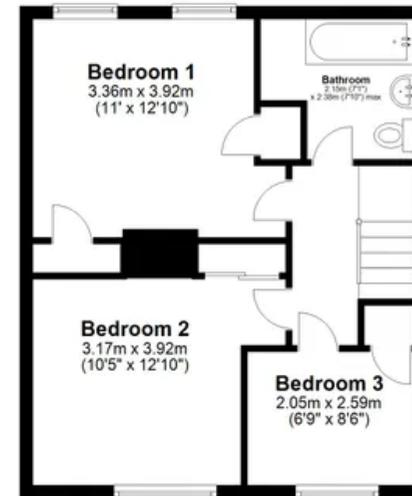
Ground Floor

Approx. 110.7 sq. metres (1191.8 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 153.1 sq. metres (1647.7 sq. feet)

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

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