



# 1 Elm Tree Drive, Bassingbourn

Royston

In Excess of £350,000







## 1 Elm Tree Drive

Bassingbourn, Royston

Ensum Brown are delighted to offer for sale this well-presented detached bungalow in the popular village of Bassingbourn. This property is located within walking distance of amenities, enjoying 2 bedrooms, a garage, enclosed rear gardens, and driveway parking.

- Detached Bungalow
- Entrance Porch
- 2 Double Bedrooms
- Lounge
- Fitted Kitchen
- Wet Room
- Driveway Parking
- Single Garage
- Located Moments Away From Amenities
- Viewing Essential



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## PROPERTY INSIGHT

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This well-presented detached bungalow enjoys a pleasant frontage, located within walking distance of amenities, with a front lawn garden, borders of plants, shrubs and hedgerows, access to a garage, and driveway parking. Once inside, a porchway provides storage for coats and shoes before opening up into an inner entrance hallway, with wood flooring, inset spotlights, loft access, and doors through to the entire living space.

The kitchen includes a window to a front aspect, a range of base and wall units, laminate worktops, tiled flooring, inset spotlights, an integrated oven, hob, extractor fan and fridge/freezer, and space for a dishwasher, washing machine and other small kitchen appliances.

The lounge/dining room is equally a good size, enjoying windows and double sliding doors to the rear garden, wood flooring, inset spotlights, and ample space for a wide variety of lounge, dining and storage furniture.





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Through to the sleeping quarters, this well-presented bungalow benefits from 2 well-proportioned bedrooms, and a wet room, comprising a shower, WC, and hand wash basin.

Outside, to the rear, the garden is a good size, fully enclosed by fencing, hedgerows and brick walls, and offering a lovely sunny spot to sit, relax and unwind. The garden is laid half to lawn and half to paved patio, providing space for garden furniture, entertaining guests and enjoying meals al fresco. There is a pretty pergola with established plants, borders of flowers, and access to a shed.

### **LOCATION - BASSINGBOURN**

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way extending over 13 miles, and another 1 mile of permissive paths, where landowners give permission for the public to walk. The network of paths gives ample opportunities for circular walks, and footpaths also link the parish with Whaddon, Melbourn, Litlington and Abington Pigotts.

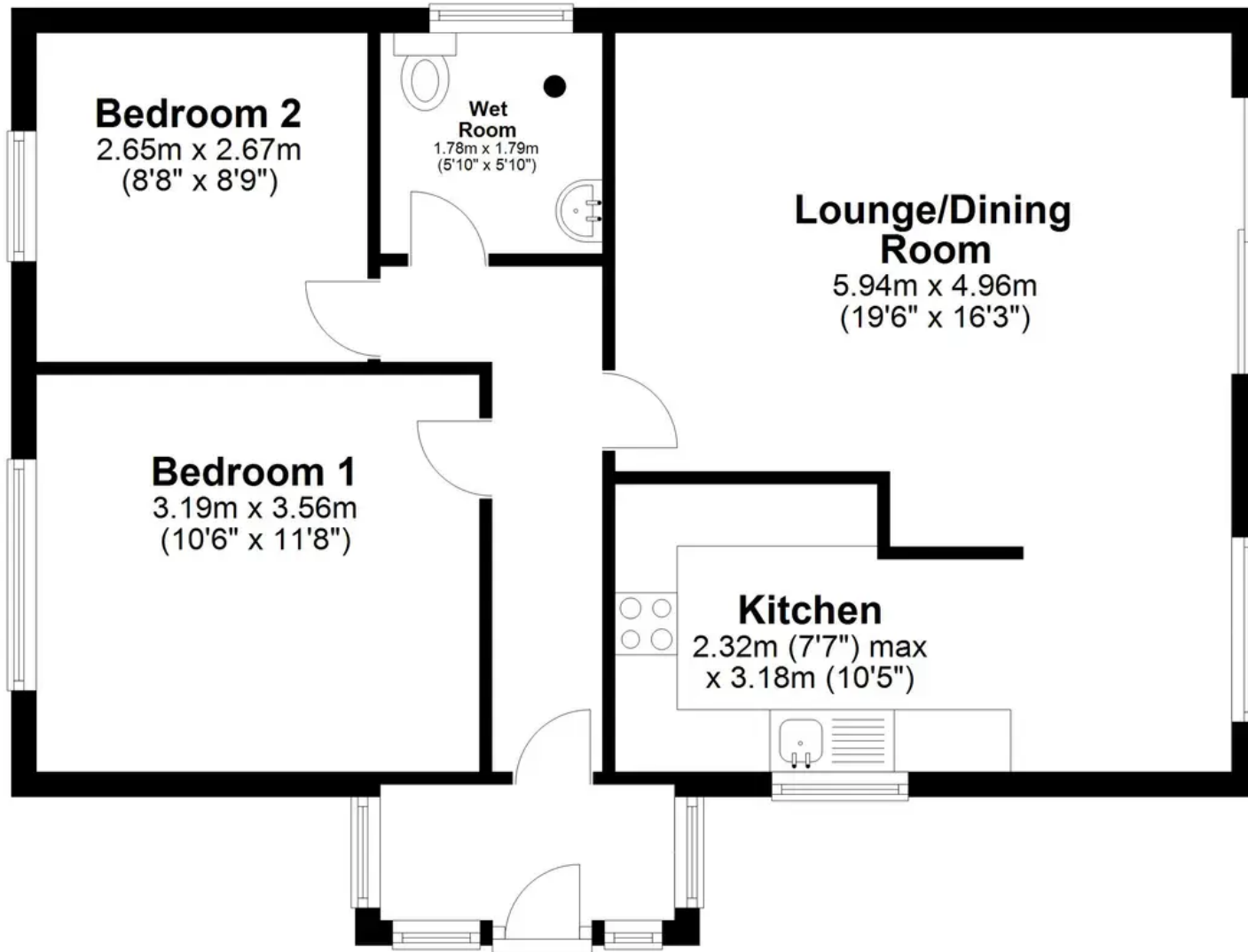






## Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.





## Ensum Brown

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