



HARVEY ROBINSON

Guide Price

£450,000

Ashwell Road

Guilden Morden, SG8 0JX

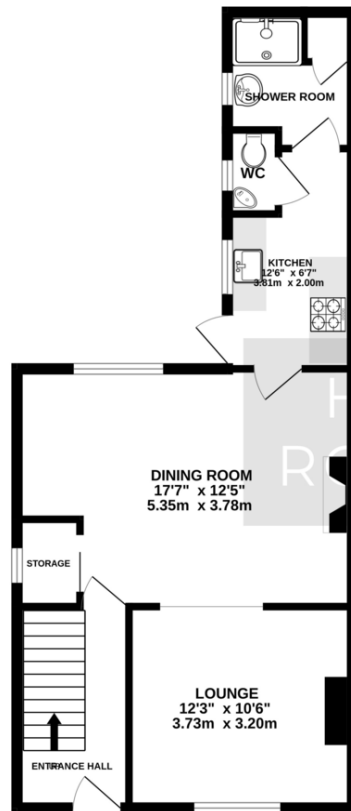
We are excited to bring to market this fantastic three bedroom semi-detached family home situated in the idyllic village of Guilden Morden in Cambridgeshire. The accommodation in brief consists of an entrance hall leading to a very large dining room with a charming fireplace and original quarry-tile flooring, a cosy living room, a shaker style fitted kitchen and a separate cloakroom and shower room completing the downstairs living space. Upstairs you will find three generous bedrooms, two of which have fitted wardrobes, and accessed from the landing is a large loft space which has been boarded with a pull down ladder. Outside, the property boasts an expansive south-east facing rear garden measuring 100ft approx. in length with stunning field views beyond, offering potential to extend the property further (STPP). To the front of the property is a mature front garden along with a large gravelled driveway, offering ample parking for 3-4 cars. Guilden Morden is an attractive village situated on the border of Cambridgeshire and Hertfordshire, about 16 miles south west of Cambridge and 9 miles west of Royston. The village benefits from stunning nature walks, a public house and a 'good' ofsted rated C of E primary academy. This lovely home is conveniently located with excellent road links to the popular market town of Royston and the city of Cambridge, both offering an excellent range of shopping and educational facilities with mainline railway stations with fast and regular services to London. Approximately 3 miles away from the property is the village of Ashwell where there is also a mainline railway station.

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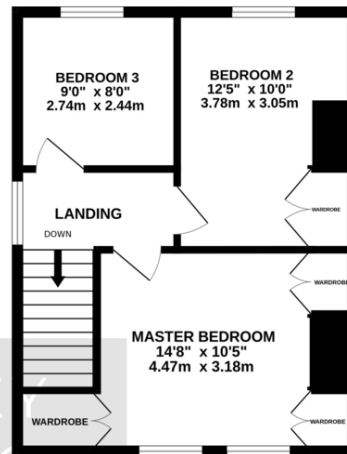




GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

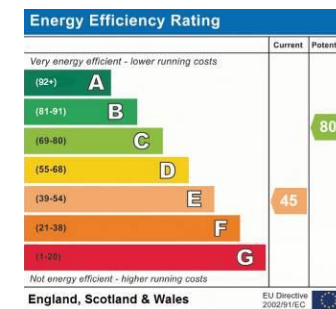


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TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
Council Tax Band: C  
Rear Garden Aspect: South-East  
Primary School Catchment: Guilden Morden  
Secondary School Catchment: Bassingbourn Village College  
Water Meter: Yes  
Conservation Area: No  
UPVC Windows: 5 Years old  
Loft Boarded: Yes  
What3Words: ///note.toads.panel  
EPC Rating: E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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