



Bells Meadow, Royston, SG8 0JB
Guide Price £400,000 - £415,000



LATCHAM
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DOWLING
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ESTATE AGENTS

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Latcham Dowling are delighted to offer for sale this extended three bedroom semi detached home, situated on a good sized corner plot that affords views to open countryside and the village park. Downstairs to have an entrance hall with storage space, 16ft lounge, 15ft study/family room, 32' kitchen/Breakfast room with views to park and fitted appliances and a W.c completes the downstairs. Upstairs there are three bedrooms and a bathroom. Outside is larger than average plot with countryside views. There is also parking for three cars.

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.

There is a thriving community in Guilden Morden, and the village benefits from a highly-regarded primary school, Bassingbourn Upper school catchment, 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 in Ashwell, 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 and a variety of shops.

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.

This is a great family home and viewing is highly recommended.

Entrance

Entrance Hall





Lounge
16'8 x 13'5 (5.08m x 4.09m)

Study/Family Room
15'1 x 9'1 (4.60m x 2.77m)

Kitchen/Breakfast Room
32'3 x 8'2 (9.83m x 2.49m)

W.c

First Floor

Landing

Bedroom One
10'7 x 8'10 excluding wardrobes (3.23m x 2.69m excluding wardrobes)

Bedroom Two
10'8 x 10'3 (3.25m x 3.12m)

Bedroom Three
9'3 x 7'5 (2.82m x 2.26m)

Bathroom
8'4 x 5 (2.54m x 1.52m)

Outside

Rear Garden

Front Garden

Parking





TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	45
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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