




william
h brown
for sale
Royston
01763 242988
williamhbrown.co.uk

Bogs Gap Lane, Steeple Morden, SG8 0PN



william
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welcome to

Bogs Gap Lane, Steeple Morden

Situated in this sought-after village location, an opportunity to purchase a spacious three-bedroom detached family home with secluded south-facing garden with scope to extend subject to planning permissions. Viewing is recommended at the earliest opportunity to avoid disappointment.



Door To Entrance Porch

Sliding double glazed doors to entrance porch.

Door To Entrance Hall

Spacious hallway with stairs off to first floor landing, double radiator.

Cloakroom/Shower Room

Lovely re-fitted suite comprising shower cubicle, low flush W/C, wash hand basin set into vanity unit, radiator, fully tiled walls & floor with under-floor heating, double glazed feature porthole window.

Lounge

15' 9" x 12' 6" extending to 14' 9" (4.80m x 3.81m extending to 4.50m)

Light-filled south-facing lounge with feature fireplace with hearth and surround with mantle over and display shelving to one side, radiator, double glazed window and double glazed door to rear.

Dining Room

10' x 8' 6" (3.05m x 2.59m)

Radiator, large understair cupboard, double glazed window to front.

Kitchen/Breakfast Room

12' 3" x 10' (3.73m x 3.05m)

Comprising stainless steel sink unit with mixer taps and work surface surround and pull-out breakfast bar, range of base and wall units, built-in larder, oil fired boiler for central heating and domestic hot water, radiator, space and plumbing for automatic washing machine, wall tiling, double-glazed window to rear, double-glazed door to side.

Staircase To First Floor

Staircase to first floor landing with radiator, airing cupboard, double glazed window to front.

Bedroom One

10' 8" x 10' 5" plus door recess. (3.25m x 3.17m plus door recess.)

Fitted wardrobes to one wall with over head cupboards and dressing table. Further built in wardrobes with mirrored doors, radiator, double glazed window to rear.

Bedroom Two

10' 9" x 10' 6" plus door recess (3.28m x 3.20m plus door recess)

Fitted wardrobes with overhead cupboards, radiator, further built-in cupboard, double glazed window to rear, access to part-boarded loft.

Bedroom Three

9' 3" max x 8' 1" max (2.82m max x 2.46m max)

Overstairs cupboard, radiator, double glazed window to front.

Bathroom

Suite comprising large corner shower cubicle, concealed cistern W/C, wash hand basin with cupboard under, wall tiling, radiator, electric wall heater, double glazed to front.

Outside

Rear Garden

Large secluded south-facing rear garden with paved terrace leading down to a lawned area with a wide variety of shrubs and trees to borders, pond, oil tank, personal door to garage and access to the side of the property.

Front Garden

Predominantly laid to lawn with fence surround and providing off-road parking.

Garage

Single garage with electric roller door.



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welcome to

Bogs Gap Lane, Steeple Morden

- Spacious detached family home in sought-after village location.
- Scope to extend subject to planning permissions.
- Three good-sized bedrooms.
- Separate lounge and dining rooms.
- Kitchen/Breakfast room.

Tenure: Freehold EPC Rating: Awaiting

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109620 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)