

Fox Hill, Guilden Morden, SG8 0JJ

# welcome to

# Fox Hill, Guilden Morden

An extremely spacious extended 4/5 bedroom semi-detached family home with good sized garden and off-road parking situated in this sought-after village location. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.













### **Door To Entrance Hall**

Radiator, stairs off to first floor landing, understairs storage cupboard.

## Lounge/Diner

23' 7" x 12' 2" max ( 7.19m x 3.71m max ) Large dual aspect room with twin fireplaces one of which has a wood burning stove and hearth

surround, twin radiators, double glazed window to front, double glazed double doors to rear.

### Kitchen/Breakfast Room

15' 9" x 12' 1" ( 4.80m x 3.68m )

Spacious kitchen/breakfast room with 1 1/2 bowl sink with mixer taps and work surface surrounds, generous range of base units, space for range, double radiator, double glazed bi-fold doors to rear, door to utility room.

## **Utility Room**

8' 4" x 6' 9" ( 2.54m x 2.06m )

Space and plumbing for automatic washing machine, wall tiling, double glazed window to rear.

## Family Room/Bedroom 5

12' 2" x 10' 1" ( 3.71m x 3.07m )

Radiator, double glazed window to front, door to ensuite.

#### **Ensuite**

Comprising shower cubicle, wash hand basin, low flush WC, radiator, double glazed window to side.

## **First Floor Landing**

Radiator, hatch to loft.

## **Bedroom 1**

19' 6" max x 12' 3" ( 5.94m max x 3.73m )

Fitted wardrobe with sliding mirrored doors, twin velux windows to rear, radiator, door to ensuite.

#### **Ensuite**

Extremely large ensuite comprising large shower cubicle, low flush WC, wash hand basin, towel radiator, double glazed window to front, wall and floor tiling.

#### **Bedroom 2**

11' 1"  $\times$  10' 4" plus door recess (  $3.38m \times 3.15m$  plus door recess )

Radiator, double glazed window to front.

#### **Bedroom 3**

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

Radiator, double glazed window to rear.

#### **Bedroom 4**

9' x 7' 7" ( 2.74m x 2.31m )

Built in cupboard, double glazed window to front.

#### **Bathroom**

Suite comprising bath with mixer taps shower, low flush WC, wash hand basin, radiator, wall tiling, double glazed window to rear.

### Outside Rear Garden

terrace with stairs leading down to large lawned area with a mixture of raised decorative borders, large pond, fence surrounds, gate for side access, summerhouse.

## **Parking**

Generous off-road parking to the front of the property.





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# Fox Hill, Guilden Morden

- Extremely spacious extended semi-detached family home.
- Sought-after village location.
- 4/5 bedrooms with ensuite to master.
- Large dual aspect lounge/diner.
- Kitchen/breakfast room and separate utility.

Tenure: Freehold EPC Rating: B

offers in excess of

£550,000







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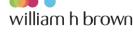
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