



Church Street, Guilden Morden, SG8 0JD

welcome to

Church Street, Guilden Morden

Spacious Grade II listed detached 4 bedroom period cottage with many original features throughout, 3 reception rooms, large gardens to rear, and detached single garage. Viewing highly recommended.



Door To Lounge

15' 7" max x 14' 4" max (4.75m max x 4.37m max)
Feature log burner (silicone carbide Eccostove E678 - stove comes with a 10 yr warranty and was fitted in 2021). Inset wall storage and log store. Exposed beam. Double glazed window to front. Stairs off to first floor landing. Door to hall way.

Dining Room

19' 3" max x 8' 11" plus door recess (5.87m max x 2.72m plus door recess)
Double glazed windows to side. Electric radiator.
Wall lighting. Arch to kitchen.

Kitchen

18' 10" x 10' 3" max. Plus door recess (5.74m x 3.12m max. Plus door recess)
Fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space for cooker, space for large fridge/freezer, space and plumbing for automatic washing machine, tiled floor and walls, large pantry cupboard. door to side, double glazed window to rear. Door to ground floor shower room. Door to conservatory.

Ground Floor Shower Room

Suite comprising shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel rail, wall and floor tiling.

Conservatory

8' 2" x 6' 7" (2.49m x 2.01m)
Double glazed windows and door to rear garden.
Floor tiling.

First Floor Landing

Exposed beams. Double glazed window to side. Built in cupboards. Doors to:

Bedroom One

14' 2" max x 9' 1" max (4.32m max x 2.77m max)
Exposed beams. Electric radiator. Double glazed window to front. Wood flooring.

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)
Electric radiator. Double glazed window to rear and side.

Bedroom Three

11' 2" x 9' 10" (3.40m x 3.00m)
Electric radiator. Double glazed window to rear.

Bedroom Four

9' 9" x 9' (2.97m x 2.74m)
Electric radiator. Double glazed window to side.

Bathroom

Suite comprising bath with shower over, wash hand basin with cupboards below, low flush WC, heated towel rail, window to side.

Outside

Rear Garden

To the rear there is a particularly large rear garden with paved patio area leading to landscaped lawn area with flower beds to borders with mature shrubs and trees including apple and pear trees, wooden sheds, fence surround, paved path to the side of the property with gate for side access, gate access at rear of the garden to public footpath leading to school, and access to detached single garage.

Garage

Detached single garage to the rear with driveway in front providing off-road parking.



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Church Street, Guilden Morden

- Grade II listed detached period cottage in sought-after location.
- 4 bedrooms.
- Separate lounge and dining rooms.
- Fitted kitchen and separate conservatory.
- Large landscaped rear garden.

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110387 - 0005

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