



Church Lane, Guilden Morden, SG8 0LH

welcome to

Church Lane, Guilden Morden

A spacious and well-presented semi-detached home with 2 double bedrooms, separate lounge and dining rooms, fitted kitchen, and family bathroom. With gardens to both front and rear and ideal for first time buyers, viewing is highly recommended.



Door To Entrance Hall

Stairs off to first floor landing with understair recess space. Double glazed window to front. Doors to:

Lounge

15' 3" x 10' 6" (4.65m x 3.20m)

Feature fire place with tiled hearth, surround and mantle over. Double glazed window to rear garden. Door to dining room.

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)

Fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built in oven and hob, space and plumbing for automatic washing machine, space for fridge/freezer, pantry cupboard, tiled floor, part tiled walls, double glazed window to front, door to dining room.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

Door to outside. Door to lounge.

First Floor Landing

Hatch to loft. Airing cupboard and built in cupboard. Doors to:

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Double glazed window to rear.

Bedroom Two

15' 4" max x 8' 10" (4.67m max x 2.69m)

Double glazed window to rear.

Bathroom

Comprising bath with electric shower over, wash hand basin with storage below, wall tiling, window to front.

W/C

Low flush WC. Window to front.

Outside

Lovely garden to front with lawned areas and flower beds.

Rear Garden

Lovely enclosed rear garden with pave patio area with pergola over, landscaped lawn area with flower beds to one side, fence surround, and store area to the end of the garden. Gate for side access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Church Lane, Guilden Morden

- Spacious 2 bedroom semi-detached family home in sought-after South Cambridgeshire village.
- Separate lounge and dining rooms.
- Fitted kitchen.
- First floor bathroom and separate WC.
- Gardens to front and rear.

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110715 - 0005

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