



Pound Green

Guilden Morden, Royston,
Cambridgeshire, SG8 0JZ
OIEO £900,000

country
properties

We are delighted to offer this impressive detached four-bedroom family home, ideally located in the desirable village of Guilden Morden, directly opposite the local primary school. This attractive property offers fantastic potential for the new owners to update or reconfigure, presenting an excellent opportunity to add value and create a home tailored to individual tastes.

Upon entering, you are welcomed by a spacious entrance hall. To the left is a good-sized kitchen with a separate utility room providing access to the garden. To the right, accessed via French doors, is a bright dual-aspect dining room. Further along the hallway, there is a W/C, cloakroom, a study ideal for home working, and the staircase to the first floor. The hallway then leads through to a generous living room, featuring dual-aspect windows and an open fireplace, with French doors opening into a conservatory, creating a seamless connection to the garden.

Upstairs, the landing provides access to four bedrooms. There are two well-proportioned double bedrooms with built-in wardrobes, a further bedroom ideal for children or guests, and a spacious principal suite positioned to the far end, complete with built-in wardrobes and its own en-suite bathroom. A family bathroom serves the remaining bedrooms and is fitted with a bath with shower over, WC and wash hand basin.

Externally, the property continues to impress. To the front, a large gravel driveway provides ample off-road parking and is bordered by well-maintained lawns and mature planting. A double garage and attached tool shed offer further parking, storage or workspace. The generous rear garden features a paved patio area, formal lawns and established trees and borders, creating a private and attractive outdoor space.

Offered to the market chain free, this fantastic home must be viewed early to fully appreciate the space and potential on offer.

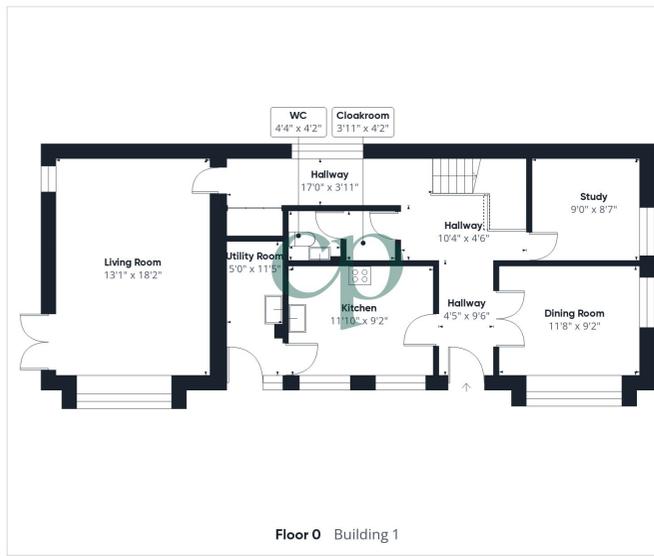
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Detached Family Home with Significant Potential
- 4 Bedrooms – 2 Bathrooms – 1 Cloak room – 2 Receptions
- Village location – Sizeable Plot
- Large driveway with ample off street parking and double garage with power and light
- Potential to modernise and improve
- Council Tax Band F – EPC Rating D





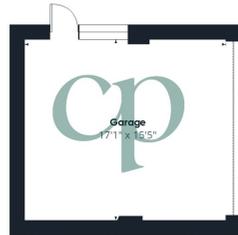




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



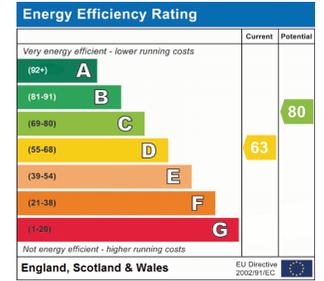
Approximate total area⁽¹⁾
1919 ft²
Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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