



1 Elm Gardens, Fowlmere

Royston

Guide Price £550,000





1 Elm Gardens

Fowlmere, Royston

Ensum Brown offer for sale this extended period cottage in Fowlmere, with potential to update & add significant value, a plot of approx. half an acre, no chain, over 2000sq ft of accommodation, 3 reception rooms, a kitchen, a utility, 4 bedrooms, wrap-around gardens, a double garage and parking.

- Significantly Extended Period Cottage
- Opportunity To Update & Add Value
- Approximately Half An Acre Plot
- Central Village Location But Secluded Position
- Sold With No Upward Chain
- Detached Double Garage & Driveway Parking
- 3 Reception Rooms
- Large Kitchen & Utility Room
- Ground Floor Cloakroom
- 4 Double Bedrooms & Bathroom

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Council Tax band: E

Tenure: Freehold

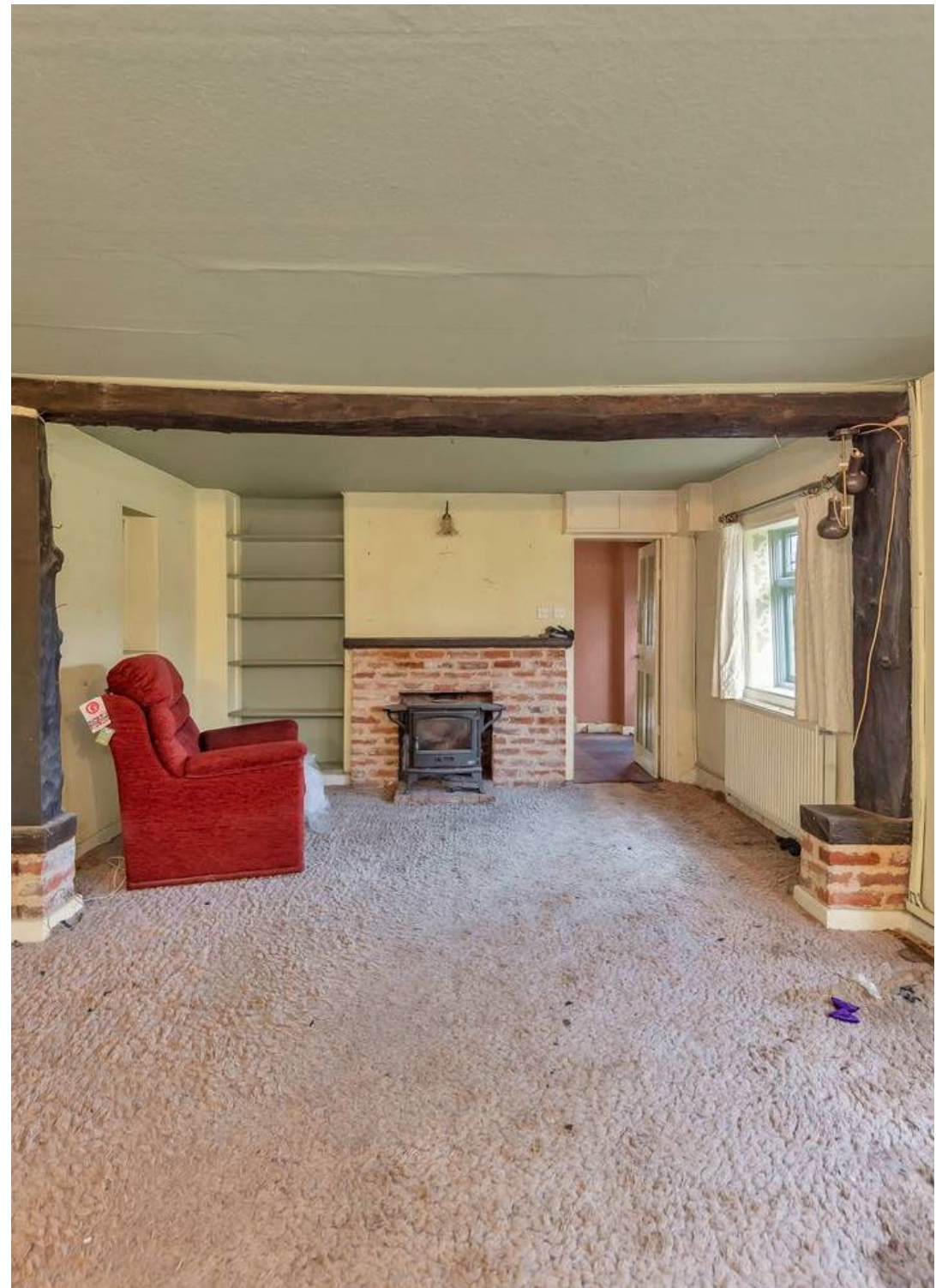
PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this significantly extended period cottage in a secluded yet central village location in the sought-after South Cambridgeshire village of Fowlmere. This property is nestled in a plot of approx. half an acre, offering an excellent opportunity to update and add further value, with no upward chain, over 2000sq ft of flexible accommodation, 3 reception rooms, a kitchen/breakfast room, a utility, a cloakroom, 4 well-proportioned double bedrooms, a family bathroom, stunning wrap-around gardens, a detached double garage and driveway parking.

This substantial period cottage enjoys a lovely approach, nestled in a secluded plot of around half an acre, with an attractive frontage, beautiful front lawn gardens, borders and beds of established mature trees, plants and shrubs, and access around to the side and rear gardens. Upon stepping inside, the entrance hallway is bright and spacious, with spiral stairs leading to the first floor, lots of room for furniture, and access through to the downstairs living space, including a cloakroom WC.

The kitchen/breakfast room currently benefits from windows to a lovely dual aspect, exposed beams, a range of kitchen units, laminate worktops, tiled flooring and splashbacks, an integrated double oven, hob and extractor hood, and space for a breakfast setting and other small kitchen appliances. The utility is a large room, providing further storage, access to the side of the house, and space for larger kitchen appliances.

The formal dining room has a lovely garden aspect and lots of room for a dining setting and storage furniture. The lounge is an excellent size, enjoying 2 windows to a front aspect, exposed brick fireplaces at either end – one with a wood-burning stove, exposed beams and upstands, integrated shelving, stairs to the first floor, a large bay window, a range of furniture, a large rug, a large





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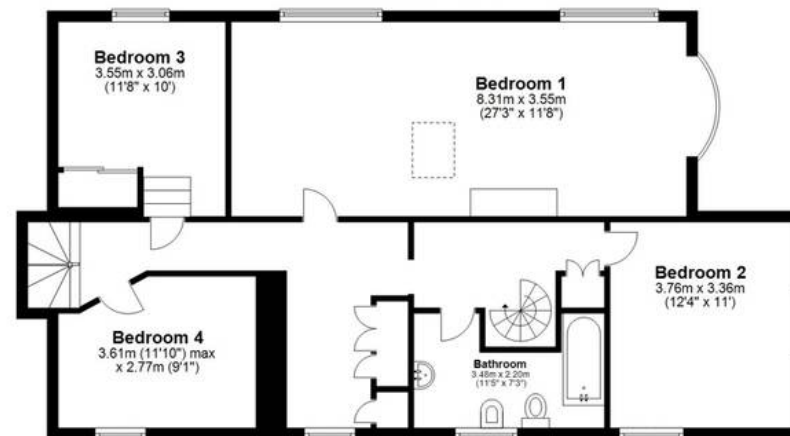
Ground Floor

Main area: approx. 109.4 sq. metres (1177.7 sq. feet)
Plus garages: approx. 51.5 sq. metres (554.7 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.1 sq. feet)



Main area: Approx. 202.8 sq. metres (2182.8 sq. feet)
Plus garages: approx. 51.5 sq. metres (554.7 sq. feet)



Ensum Brown

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