



6 Fox Hill, Guilden Morden

Royston

Guide Price **£525,000**





6 Fox Hill

Guilden Morden, Royston

Ensum Brown offer for sale this extended 5-bedroom semi-detached home in Guilden Morden, with a lounge/diner, a kitchen/breakfast room, a utility, 3 baths, a garden and parking.

- Substantial Family Home
- Sought After Village Location
- Large plot
- Large Principle Bedroom with EnSuite
- Large Driveway to Front
- Large Kitchen/Diner With Bifold Doors to Garden
- Utility Room
- Flexible Living Space
- MUST SEE!

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Council Tax band: C

Tenure: Freehold

Property Insight

Ensum Brown are delighted to offer for sale this extended 5-bedroom semi-detached family home in the popular village of Guilden Morden. This property enjoys an open-plan lounge/diner, a kitchen/breakfast room, a utility, a family bathroom and en-suite to the primary and fifth bedroom, an enclosed rear garden and driveway parking.

This generous property enjoys an attractive frontage, with borders of colourful plants and shrubs, plenty of space for pots, and side access to the rear. Upon stepping inside, the entrance hallway is bright and welcoming, with neutral decor, wood flooring, pendant lighting, and doors through to the downstairs living space.

The kitchen/breakfast room is an excellent size, enjoying a window and bi-fold doors out onto the garden deck, a range of base and wall units, laminate worktops, pendant lighting, wood flooring, tiled splashbacks, a range cooker, an extractor hood, an integrated dishwasher, and space for a fridge/freezer and other small kitchen appliances. The utility room provides further storage and space for large laundry appliances.

The lounge/dining room is wonderfully open-plan, benefiting from a window and double French doors to a dual aspect, a fireplace with a wood-burning stove, another decorative fireplace, wood flooring, spot and scone lighting, and ample space for a wide variety of lounge, dining and storage furniture.

The fifth bedroom can also be found on the ground floor and enjoys its own en-suite, comprising a shower, WC and hand wash basin.

Upstairs to the first floor, this spacious home offers 4 further well-proportioned bedrooms, integrated storage, and a family bathroom, comprising a bath, WC and hand wash basin. The primary bedroom is particularly generous, with built-





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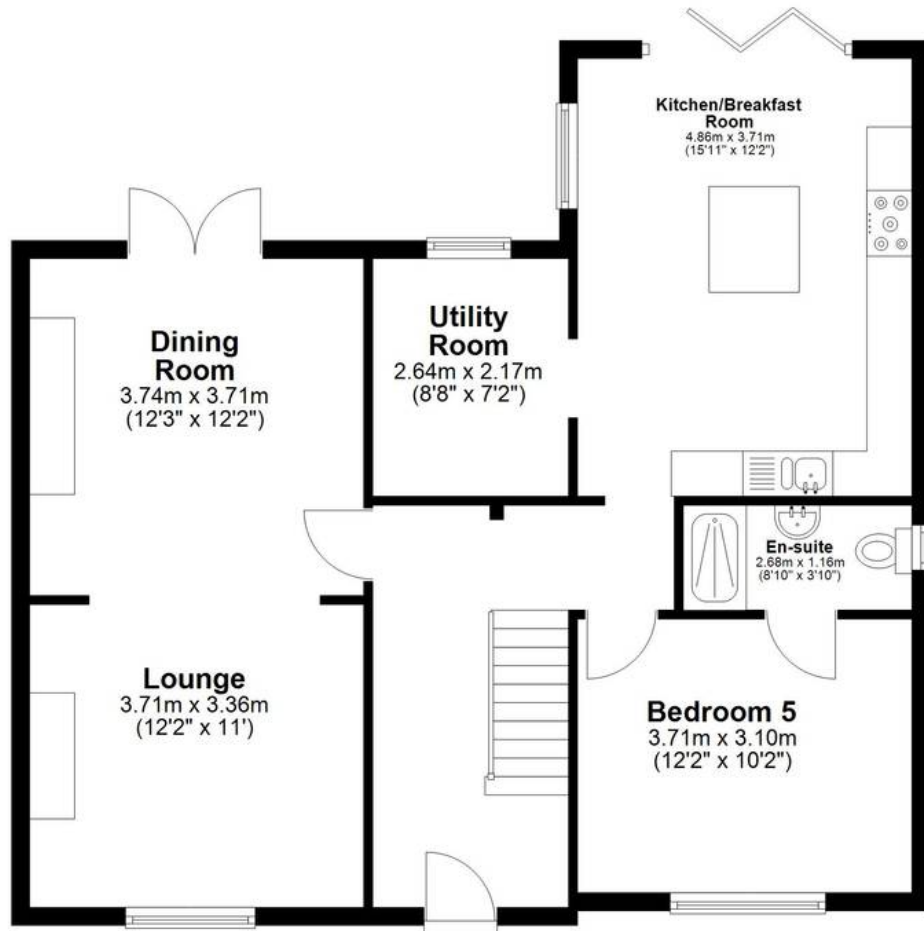
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Ground Floor

Approx. 78.1 sq. metres (840.7 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



Total area: approx. 155.8 sq. metres (1676.7 sq. feet)



Ensum Brown

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