



- Non Estate Detached Bungalow
- Quarter Of An Acre Plot
- Extended & Generous Accommodation
- 2 Reception Rooms
- 3 Double Bedrooms
- En-Suite & Family Shower Room
- Flexible Rooms For Reception Space
- Kitchen & Large Utility Room
- Private & Large Garden

WHITECROFT ROAD, MELDRETH

3 2 2 EPC

Ensum Brown are delighted to offer for sale this 3 double bedroom, extended, detached bungalow situated on the edge of the popular village of Meldreth, with open fields besides and on a plot in the region of a quarter of an acre. Early viewing is essential to avoid disappointment.

GUIDE PRICE
£440,000

Royston
01763 750000

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended detached bungalow situated on the edge of the popular village of Meldreth, with open fields beside and on a plot in the region of a quarter of an acre.

This detached home has been extended to create a fantastic home for a perhaps a couple or very suitable to a growing family, there is still yet more potential for development if desired and subject to the usual planning permissions. The accommodation is both spacious and flexible throughout to meet the needs and desires of many.

You approach the property to a private gravelled driveway for multiple vehicles. Stepping into the property itself, you will find a generous hallway which benefits from built in storage cupboards. To the front and side of the property you have 3 double bedrooms including a master with fitted wardrobes and very generous en-suite facilities, and two further bedrooms that have the use of a family shower room. Of course, if you do not require 3 bedrooms then you can create additional reception rooms, the current owners use one room as a gym for example and one could make a perfect study if you work from home.

To the rear of the property, you have the kitchen and main reception rooms, this is ideal to benefit from the views and access to the large enclosed gardens to the rear. There is a kitchen that leads through to a utility room of almost equal proportions and could potentially be opened up if you preferred a larger kitchen. The kitchen and utility room has space for all the appliances you could wish for and is excellent work surface and storage space, with the added bonus of a large walk-in pantry.

There are two main reception rooms in this home, firstly, the lounge with a lovely feature fireplace with wood burning stove, which would originally have been the only reception room in what would have been a small property on such a large plot. A fantastic extension to the rear has created a versatile room, which is a formal sitting and dining room for the current owners. It gives access to the rear gardens and feels particularly spacious thanks to the feature vaulted ceiling.

Going outside you will find a magnificent enclosed rear garden that benefits from complete privacy, as there is only a single storey home to one side and fields to the other side and rear. The gardens are enclosed, hedge lined and being mainly laid to lawn with access to both sides of the property and to the single garage that has power and light connected. You have a large patio area immediately off the property with a built in BBQ area and as well as established vegetable beds you have a greenhouse, large storage shed and a garage to the rear of the plot, which isn't accessible for as a garage, but makes an excellent workshop or could be converted into an office. There is fantastic potential for further outbuildings of some nature if you wished.

Rarely do such homes come available in such a desirable location, on as generous a plot and still offering further potential if desired. Call Ensum Brown today to arrange your private viewing appointment.

