



- Detached Bungalow With Loft Conversion
- Highly Desired Non Estate Location
- Sold With No Upward Chain
- Well Presented & Spacious
- Flexible Accommodation
- Lounge/Dining Room
- Large Kitchen & Separate Utility
- 3 Double Bedrooms & Bathroom
- Enclosed Rear Garden

CHISWICK END, MELDRETH

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Ensum Brown are delighted to offer for sale this detached bungalow with loft conversion located in the very highly desired location of 'Chiswick End' in the popular village of Meldreth. Sold with no upward chain & including 3 double bedrooms, bathroom, lounge dining/room, kitchen & utility.

GUIDE PRICE
£550,000

Royston
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended detached chalet style bungalow located in the very highly desired location of 'Chiswick End', a no through road with a great feel of exclusivity, in the village of Meldreth.

Approaching the property, you have generous frontage with the property nicely set back from the road. There is a driveway to the side for multiple vehicles and leading to a detached single garage. Entering the property, you will find there is an excellent degree of flexibility, if you don't need 3 bedrooms for example then the generous room to the front would make an ideal extra reception room, this was originally the lounge before the rear extension.

To the rear you have an open plan lounge/dining room that pleasantly overlooks the rear garden and there are double doors giving access to it. This room feels particularly spacious thanks to the vaulted ceiling. The large kitchen is located to the side of the property with a useful large utility room, with AGA, off to the front, perfect for additional storage and those noisy appliances. This is particularly useful if you have pets or just like countryside walks and want somewhere to kick your shoes off on your return. The kitchen itself is fitted with a range of integrated appliances including an eye level oven, four plate hob with extractor over, dishwasher and fridge/freezer. Nicely completed with tiled splash backs, ceramic tiled floor and inset ceiling spotlights.

The three bedrooms are all doubles, you have two on the ground floor and one that forms part of a loft conversion, with ample loft storage space still remaining. The three bedrooms share the use of a re-fitted bathroom with a four-piece suite in white that includes both a shower cubicle and separate bath, low level w.c. and wash hand basin.

Going back outside, to the rear you have a pleasant enclosed rear garden that benefits from a high degree of privacy and is mainly laid to lawn with shrub planting.

Call Ensum Brown today to arrange your private viewing appointment of this excellent home that is offered for sale with the advantage of no upward chain.

LOCATION - MELDRETH

Meldreth is a particularly vibrant parish village in the South Cambridgeshire area, nestled in lush countryside 6 miles away from the town of Royston and 10 miles from the city of Cambridge. The village, once famous for its fruit production, is home to several orchards and farm shops, where locally produced fruit and vegetables are still grown and sold, the most famous being the Meldreth greengage.

The village offers a plethora of ways to escape the hustle and bustle of daily life, with local nature reserves and walks following winding streams and rivers. The British Queen is a traditional village pub and is very highly regarded locally, offering a friendly and relaxing vibe, with homemade, locally sourced and seasonal cuisine.

Meldreth also benefits from its own railway station, with regular services to both Cambridge and London, and there is a wide range of amenities, including recreation grounds, a village hall which is available for hire, a convenience store, a veterinary surgery, a primary school, and doctor's surgeries in neighbouring villages. Situated northeast of the village, the Holy Trinity Church was dedicated in the 15th Century and offers regular services for residents.

Since Royston is also very close, residents have access to the many other amenities the town has to offer, such as the leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

We highly recommend visiting the vibrant village of Meldreth to see for yourself what there is on offer. You won't be disappointed!

