



**Garden End, Melbourn, SG8 6HD**

**welcome to**

**Garden End, Melbourn**

A fantastic opportunity to purchase this extremely spacious 4 double bedroom detached family home with 3 large reception rooms, detached double garage, good sized rear garden, and offered with no upward chain. Situated on a private road, this property should be viewed at the earliest opportunity.



### **Door To Entrance Hall**

Spacious entrance hall with stairs off to first floor landing with understair cupboard, radiator, doors to:

### **Cloakroom**

Low flush WC. Wash hand basin. Window to side.

### **Lounge**

19' 9" x 11' 7" ( 6.02m x 3.53m )

Dual aspect room with feature fireplace with hearth surround and mantle over, 2 radiators, double glazed window to front, sliding double glazed doors to rear garden, double doors to dining room.

### **Dining Room**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Radiator. Double glazed window to rear. Door to kitchen.

### **Kitchen**

12' 6" max x 9' 10" max ( 3.81m max x 3.00m max )

Comprising built in oven and gas hob, 1 1/2 bowl stainless steel unit with mixer taps and work surface surrounds, range of base and wall units, part tiled walls, space for appliances, double glazed doors to rear, arch to utility room.

### **Utility Room**

5' 10" x 5' 3" ( 1.78m x 1.60m )

Space and plumbing for automatic washing machine. Wall mounted gas boiler. Stainless steel unit with mixer taps. Part tiled walls. Radiator. Door to side.

### **Study**

9' 7" x 6' 3" ( 2.92m x 1.91m )

Radiator. Double glazed window to front.

### **Galleried First Floor Landing**

Hatch to loft. Airing cupboard. Doors to:

### **Bedroom One**

14' 7" max x 12' max ( 4.45m max x 3.66m max )

Spacious principal bedroom with double built in wardrobes, radiator, double glazed window to front, door to en-suite.

### **En-Suite**

Comprising shower cubicle, low flush WC, wash hand basin, radiator, window to rear.

### **Bedroom Two**

13' 9" x 8' ( 4.19m x 2.44m )

Double built in wardrobes. Radiator. Double glazed window to rear.

### **Bedroom Three**

11' 6" x 9' 4" ( 3.51m x 2.84m )

Radiator. Double glazed window to front.

### **Bedroom Four**

10' x 7' 11" ( 3.05m x 2.41m )

Radiator. Double glazed window to rear.

### **Bathroom**

Comprising bath, low flush WC, wash hand basin, window to rear.

### **Outside Rear Garden**

Good sized secluded rear garden with paved patio area, large landscaped lawn area with mature borders, fence/wall enclosed, paved path leading to personal door to detached double garage, gate for side access.

### **Garage**

17' 11" x 16' 4" ( 5.46m x 4.98m )

Detached double garage to side providing secure parking and further parking to front on driveway.



**view this property online** [williamhbrown.co.uk/Property/RYN110172](http://williamhbrown.co.uk/Property/RYN110172)



welcome to

## Garden End, Melbourn

- Extremely spacious detached family home situated on a private road.
- 4 double bedrooms with en-suite to principal.
- 3 large reception rooms.
- Fitted kitchen and separate utility.
- Good sized secluded rear garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN110172](https://www.williamhbrown.co.uk/Property/RYN110172)



Property Ref:  
RYN110172 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)