



Browning Close, Royston, SG8 7EY



Browning Close

Royston,
SG8 7EY

- Four Double Bedrooms
- Allocated Parking
- Generous Accommodation Extending to Approximately 1543sq. ft.
- Sought After Residential Location
- Versatile Living Arranged Over Three Floors

An exceptionally well presented and much improved home extending to approximately 1543 sq. ft. Offering versatile living arranged over three floors, situated in a highly sought after residential location.

4 2 2

Guide Price £499,000





LOCATION

Browning Close offers easy access to the surrounding amenities which include a variety of public houses, bars, restaurants, cafes, local shops, hairdressers, barbers, and convenience stores. A range of schools, gyms (including a leisure centre), doctors' surgeries, dentists and sports clubs are also available. Nearby transport links include Royston mainline rail station offering direct links to London Kings Cross and Cambridge, road connections via the A10, A505, M11 and the A1(M) and London Luton and Stansted airports are both within a 45-minute drive.

OUTSIDE

The fully enclosed rear garden enjoys a patio area, artificial lawn area, feature flower beds, a storage shed and gated side access leading to the allocated parking spaces for three cars.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, frosted window to the front aspect, wood effect flooring, stairs to the first floor, doors to:

KITCHEN/DINER/DAY ROOM

With bifold doors to the garden, kitchen with matching eye and base level units, granite worktop with undermounted sink and chrome mixer tap over, inset four ring electric hob with extractor hood over, integrated appliances include; fridge freezer, washing machine, dishwasher, and oven, tiled splashback, large under stairs storage cupboard, wood effect flooring, ceiling downlights

STUDY

With window to the front aspect, fitted shutters, cupboard housing boiler, wood effect flooring

GUEST CLOAKROOM

With low level wc with eco flush button, pedestal hand wash basin with tiled splashback, tiled floor

FIRST FLOOR

FIRST FLOOR LANDING

With stairs to the first floor, doors to:

LOUNGE

With windows to the rear aspect, fitted shutters

BEDROOM 2

With window to the front and rear aspect, fitted shutters, fitted wardrobes, loft access via hatch

BEDROOM 4

With windows to the front aspect, fitted shutters, fitted wardrobe

FAMILY BATHROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap and tiled splashback, panelled bath with chrome mixer tap and wall mounted shower head attachment over, part tiled walls, tiled floor, chrome heated towel rail

SECOND FLOOR

SECOND FLOOR LANDING

With airing cupboard, doors to:

PRINCIPAL BEDROOM

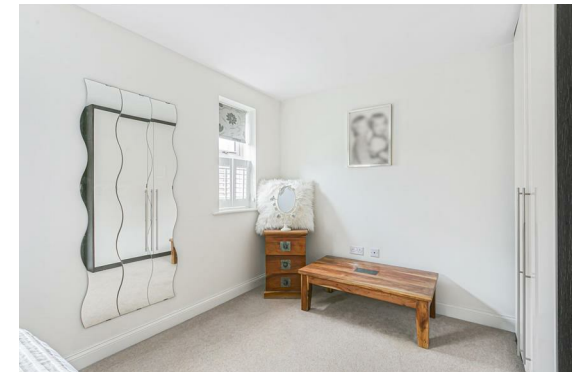
With windows to the rear aspect, fitted shutters, opening to dressing area with fitted wardrobes, door to:

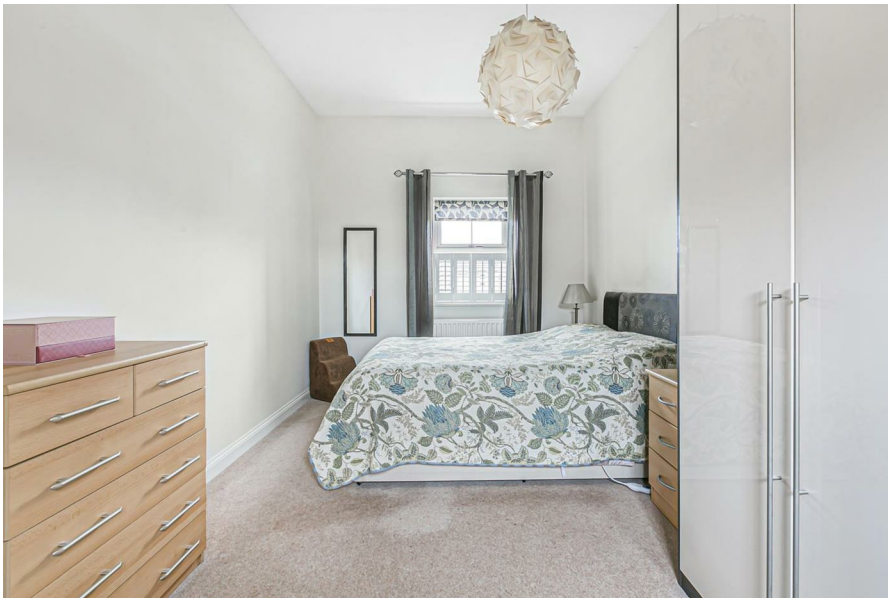
EN-SUITE SHOWER ROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap and tiled splashback, glass/ chrome shower cubical with drencher head over, separate hand held shower head attachment, tiled floor, part tiled walls, chrome heated towel rail

AGENTS NOTE

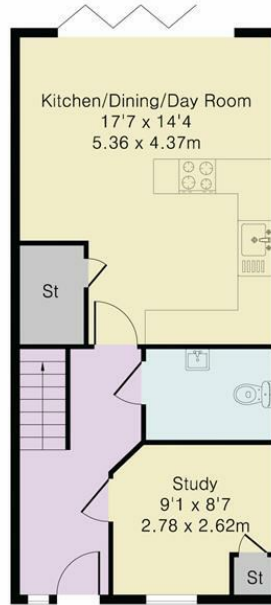
The property has the added benefit of solar panels with 15 years left on the contract (full tariff details to follow). Annual private road charge of £364.







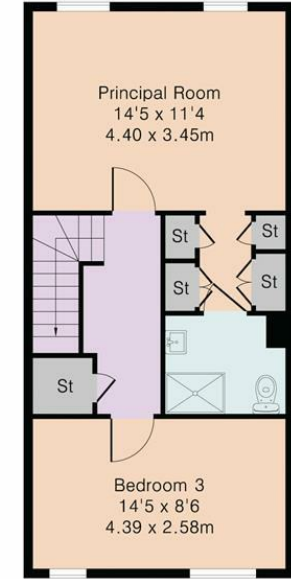
Approximate Gross Internal Area 1543 sq ft – 144 sq m
 Ground Floor Area 462 sq ft – 43 sq m
 First Floor Area 619 sq ft – 58 sq m
 Second Floor Area 462 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			

Guide Price £499,000

Tenure – Freehold

Council Tax Band – E

Local Authority – North Herts Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.