



**22 Eliot Road | Royston | SG8 5AT**

**Asking Price £384,995**

Staggered end of terrace family home with a garage conversion creating a fourth bedroom and wet room, within walking distance of Royston station (with very regular services to Cambridge & London Kings Cross), offered with a complete chain. There are two reception rooms, modern kitchen, additional three bedrooms and a re-fitted first floor bathroom. The exterior offers off street parking, small front garden and South-east facing rear garden. The property benefits from uPVC double glazing, gas fired central heating and a sizeable detached workshop with light and power connected. AN EARLY VIEWING IS HIGHLY RECOMMENDED !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Front Door

Composite front door with courtesy light leads to:

### Reception Hall

uPVC double glazed window to side. Wood laminate flooring. Doors to bedroom four and to:

### Dining Room

**12'3 x 10'3 (3.73m x 3.12m)**

uPVC double glazed window to front. Radiator. Door to kitchen. Open to:

### Lounge

**16'10 x 11'1 (5.13m x 3.38m)**

uPVC double glazed patio door to rear garden. Radiator.

### Kitchen

**10'6 x 6'10 (3.20m x 2.08m)**

uPVC double glazed window to rear. Range of wall and base units incorporating quartz work surfaces, display cabinets, drawers and one & half bowl sink unit with mixer tap. Space & plumbing for washer/dryer and dishwasher. Space for fridge/freezer. Freestanding electric cooker with extractor. Cupboard containing gas boiler. Ceramic floor tiles. uPVC double glazed door to rear garden.

### Bedroom Four

**11'4 x 6'10 (3.45m x 2.08m)**

uPVC double glazed window to front. Radiator. Wood laminate flooring. Meter cupboard. Folding door to:

### Ensuite Wet Room

**7'3 x 3'7 (2.21m x 1.09m)**

Electric shower, vanity unit with inset wash hand basin and low flush WC. Large ceramic tiles to walls & floor. Ceiling spotlights.

### First Floor Landing

Doors to bedrooms and bathroom.

### Bedroom One

**13'4 x 10'8 (4.06m x 3.25m)**

uPVC double glazed window to front. Radiator.

### Bedroom Two

**10'8 x 10'0 (3.25m x 3.05m)**

uPVC double glazed window to rear. Radiator.

### Bedroom Three

**9'5 x 8'2 max (2.87m x 2.49m max)**

uPVC double glazed window to front. Radiator.

### Refitted Family Bathroom

**7'3 x 5'6 (2.21m x 1.68m)**

uPVC double glazed window to rear with obscured glass. Suite comprising 'P' shaped, panel enclosed bath with Triton shower over, vanity unit with inset wash hand basin and low flush WC. Fully tiled walls. Ladder style radiator.

### EXTERIOR

#### Front Garden

High hedge to front boundary. Lawn with shrubs to borders.

#### Driveway

Providing off street parking for one vehicle.

#### Rear Garden

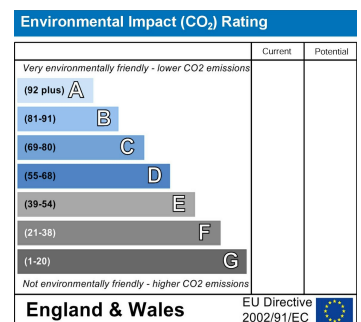
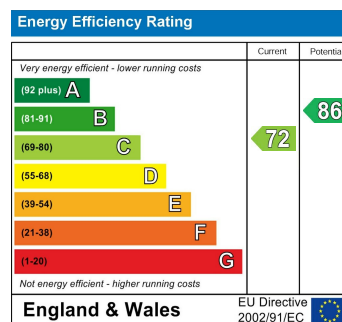
**40'0 (12.19m)**

South-east facing, fence enclosed with gated side access. Patio gives way to lawn with pathway to large workshop with light & power connected. Separate timber storage shed, security light and outside tap.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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