





welcome to

Shrubbery Grove, Royston

Situated in this highly sought-after location with a few minutes' walk of Royston Town Centre, Railway Station and Heath, an opportunity to purchase a spacious and well-presented bedroom detached bungalow located down a small quiet road. Viewing highly recommended.













Entrance Porch

Glazed door opening onto entrance hall.

Entrance Hall

Storage cupboard, hatch to loft, radiator, airing cupboard.

Lounge

17' 3" x 19' 10" (5.26m x 6.05m)

Feature fireplace with hearth and surround, TV point, double radiator, glazed doors opening onto side, glazed double doors to:

Dining Room

12' 1" x 9' 7" (3.68m x 2.92m) Radiator.

Kitchen/ Breakfast Room

13' 5" x 9' 10" (4.09m x 3.00m)

Comprising fitted oven and hob, single drain sink unit with mixer taps and work surface surrounds, excellent range of base and wall units, space and plumbing for dishwasher, part-tiled walls, attractive floor covering. Door to utility.

Utility

10' x 5' (3.05m x 1.52m)

Single drain sink unit with mixer taps and work surface surrounds, range of base and wall cupboards, water softener, space and plumbing for automatic washing machine, part-tiled walls, gas-fired boiler supplying domestic hot water and central heating, door to rear garden.

Conservatory

21' x 8' 2" (6.40m x 2.49m) Glazed windows and doors opening onto rear garden.

Bedroom One

14' 9" x 9' 10" (4.50m x 3.00m) Fitted wardrobes to one wall, radiator, window.

En-Suite

Comprising fully tiled shower cubicle, low-flush WC, pedestal wash hand basin, fully tiled walls, radiator.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m) Radiator, window.

Bedroom Three

9' 4" x 9' 1" (2.84m x 2.77m) Radiator

Bedroom Four

8' 10" x 7' (2.69m x 2.13m) Radiator.

Bathroom

Comprising panel enclosed bath with shower attachment over, low-flush WC, wash hand basin set into vanity unit with cupboards below, fully tiled walls, radiator.

Outside Rear Garden

Secluded enclosed rear garden with artificial lawn, patio area, range of shrubs and flower borders.

Front Garden

Artificial lawn with flower borders, driveway leading to double garage.

Double Garage

Double garage with up-and-over door, personal door to reception hall.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





welcome to

Shrubbery Grove, Royston

- Spacious detached bungalow situated in a quiet road within a few minutes' walking distance of Royston Town Centre and all facilities.
- Four good-sized bedrooms with en-suite to master.
- Three reception rooms.
- Lovely kitchen/breakfast room.
- Useful utility room.

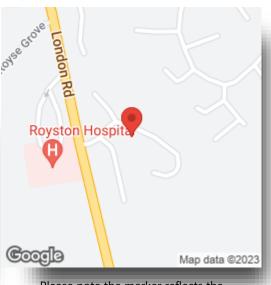
Tenure: Freehold EPC Rating: D

£675,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109107



Property Ref: RYN109107 - 0002 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.





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