



Shrubbery Grove, Royston, SG8 9LJ

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.



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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

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Property Ref:
RYN109107 - 0002

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