



Lime Grove, Royston SG8 7DJ

welcome to

Lime Grove, Royston

A three bedroom semi-detached family home with spacious and well-proportioned family accommodation and garage conversion to front offering secondary reception room/study/bedroom four. Viewing is recommended at the earliest opportunity.



Front Door

Part-glazed front door to entrance porch.

Entrance Hall

13' 5" x 7' 2" (4.09m x 2.18m)

Radiator. Staircase to first floor landing. Under-stairs storage cupboard.

Cloakroom

Low-flush WC and wash hand basin set into vanity unit.

Study/ Bedroom Four

7' 9" x 10' 3" (2.36m x 3.12m)

Radiator.

Lounge

20' x 11' 6" (6.10m x 3.51m)

Radiator, gas fire and sliding door to conservatory.

Kitchen

7' 9" x 9' 5" (2.36m x 2.87m)

Comprising one-and-a-half bowl sink unit with mixer taps and work surface surrounds, fitted oven and hob, excellent range of base and wall units, plumbing for automatic washing machine and dishwasher. Door to outside.

Dining Room

8' 5" x 8' 6" (2.57m x 2.59m)

Radiator.

Conservatory

6' 2" x 14' 3" (1.88m x 4.34m)

Sliding doors to rear garden.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

First Floor Landing

Airing cupboard, doors to:

Bedroom One

14' 9" x 10' 9" (4.50m x 3.28m)

Radiator. Fitted wardrobe. Wooden flooring.

Bedroom Two

10' 2" x 8' 3" (3.10m x 2.51m)

Radiator.

Bedroom Three

12' 6" x 9' 5" (3.81m x 2.87m)

Fitted cupboard and drawers. Radiator.

Bathroom

'P' shape bath, low-flush WC, wash hand basin, fully tiled shower cubicle, wall and floor tiling.

**Outside
Rear Garden**

Rear garden laid to lawn with mature shrubs and patio area.



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welcome to

Lime Grove, Royston

- Spacious semi-detached family home within easy access of Royston Town Centre and all facilities.
- Three/four good-sized bedrooms.
- Well-proportioned family accommodation.
- Garage conversion to front offering secondary reception room/study/bedroom four.
- Secluded landscaped rear garden.

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109171 - 0009

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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



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



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