



Green Drift, Royston, SG8 5BT

welcome to

Green Drift, Royston

A particularly spacious detached three double bedroom bungalow situated on a large plot in this highly sought-after location. Offered with no upward chain, viewing is recommended at the earliest opportunity to avoid disappointment.



Covered Entrance

Door to entrance hall.

Entrance Hall

Door to dining room.

Dining Room

13' 10" x 9' (4.22m x 2.74m)

Radiator, opens onto lounge and also to the rear porch which in-turn has double glazed windows and doors to rear. There is a further door off to an inner hall.

Inner Hall

Doors off to bedrooms two and three and bathroom.

Lounge

15' 11" x 13' 7" Plus bay window (4.85m x 4.14m Plus bay window)

Feature fireplace with hearth and surround with mantle over, leaded light, double glazed bay window to rear, radiator.

Kitchen

11' 4" max x 9' 9" Plus door recess (3.45m max x 2.97m Plus door recess)

One-and-a-half bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, gas boiler supplying domestic hot water and central heating, pantry cupboard, radiator, built-in cupboard, double glazed window to front, door to utility.

Utility

11' 5" x 9' 8" (3.48m x 2.95m)

Cupboards, stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, storage heater, leaded light, double glazed window to front, door to side. Door to bedroom one.

Bedroom One

18' 3" max x 14' 5" max (Plus door recess) (5.56m max x 4.39m max (Plus door recess))

Particularly spacious room with vaulted ceiling, two storage heaters, radiator, double glazed window and door to rear, door to en-suite.

En-Suite

Suite comprising shower cubicle, concealed cistern WC, wash hand basin set into vanity unit.

Bedroom Two

13' 9" x 9' 9" Plus depth of wardrobes (4.19m x 2.97m Plus depth of wardrobes)

Fitted bedroom furniture, double glazed bay window to rear, radiator.

Bedroom Three

11' 4" x 9' (3.45m x 2.74m)

Radiator, leaded light, double glazed window to front.

Bathroom

Suite comprising low-flush WC, bath with mixer tap shower over, wash hand basin, towel radiator, wall tiling, leaded light, double glazed window to front.

Separate Wc

Low-flush WC, window to front.

Outside

Garage

There is a large single detached garage with additional generous off-road parking,

Rear Garden

Lovely secluded rear garden with paved terrace leading to lovely landscaped lawn with a variety of shrubs to borders. There is also a large hedge screen which in-turn leads through to a further garden area.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Green Drift, Royston

- Spacious detached three bedroom bungalow in sought-after location.
- Separate lounge and dining rooms.
- Separate kitchen and utility rooms.
- Large single garage and generous off-road parking to front.
- Particularly spacious and secluded rear garden.

Tenure: Freehold EPC Rating: Awaiting

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109284 - 0002

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