



Stamford Avenue, Royston, SG8 7DD

welcome to

Stamford Avenue, Royston

Situated in a sought-after location, an opportunity to purchase a spacious three bedroom detached character home with separate receptions, lovely fitted kitchen and large rear garden. Viewing is recommended at the earliest opportunity to avoid disappointment.



Covered Entrance

Door to entrance hall.

Entrance Hall

Stairs off to first floor landing. Radiator.

Cloakroom

Suite comprising low-flush WC, wash hand basin, extractor fan, window to side and electric under-floor heating.

Lounge

11' 5" x 10' 9" plus bay window to front. (3.48m x 3.28m plus bay window to front.)
Feature wood burning stove with hearth, radiator, doors to dining room, double glazed bay window to front.

Dining Room

13' 4" x 12' (4.06m x 3.66m)
Radiator. Double glazed double doors to rear garden.

Kitchen

14' 6" x 9' 1" (4.42m x 2.77m)
Comprising built-in oven and hob with extractor over, one-and-a-half bowl sink unit with mixer taps and work surface surrounds, excellent range of base and wall units, built-in dishwasher, space and plumbing for automatic washing machine, door to cloakroom, double glazed door to rear garden, double glazed window to rear and side, skylight window, radiator and electric under-floor heating.

Staircase To First Floor

Staircase from entrance hall to galleried first floor landing. Cupboard housing gas boiler supplying domestic hot water and central heating. Double glazed window to side.

Bedroom One

13' 7" x 10' 9" max (4.14m x 3.28m max)
Built-in cupboards/wardrobe, radiator and twin double glazed window to front.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)
Radiator. Double glazed window to rear

Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m)
Radiator. Double glazed window to rear.

Bathroom

Re-fitted suite comprising bath with separate shower over, low-flush WC, wash hand basin set into vanity unit, towel radiator and double glazed window to side.

Outside**Rear Garden**

Large rear garden with shaped lawn leading to paved terrace to the end of the garden. Home office with electric power connected, wooden shed with electric power connected, gate for side access and various shrubs to borders.



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welcome to

Stamford Avenue, Royston

- Extremely well-presented and much-improved character home in sought-after location.
- Within a short walk of Royston Railway Station, Town Centre and Heath.
- Three good-sized bedrooms.
- Separate lounge and dining rooms.
- Lovely fitted kitchen and bathroom.

Tenure: Freehold EPC Rating: D

£545,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109369 - 0005

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