



Stakepiece Road, Royston, SG8 9DN

welcome to

Stake Piece Road, Royston

A spacious three bedroom end-of-terrace family home with scope to extend subject to planning permissions and also backing onto the Heath and within a short walk of Royston Town Centre and Railway Station. Viewing is recommended at the earliest opportunity to avoid disappointment.



Front Door

Door to entrance hall.

Entrance Hall

Radiator, stairs to first floor landing.

Lounge

13' 2" x 12' 9" (4.01m x 3.89m)

Wall-mounted gas fire, double glazed window to front, double glazed doors to conservatory.

Conservatory

11' 10" x 9' 9" Plus door recess (3.61m x 2.97m Plus door recess)

Double glazed doors and double glazed windows to rear.

Kitchen

10' 11" x 9' 9" (3.33m x 2.97m)

Comprising stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, built-in oven and hob, gas-fired boiler supplying central heating and domestic hot water, plumbing for automatic washing machine, double radiator, double glazed window and double glazed door to rear.

Ground Floor Bathroom

Suite comprising bath with shower attachment over, low-flush WC, wash hand basin, wall and floor tiling, towel radiator, double glazed window to front.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

Bedroom One

13' 2" x 12' 10" (4.01m x 3.91m)

Spacious dual aspect room with double glazed windows to front and rear, radiator.

Bedroom Two

11' max x 9' 11" max (3.35m max x 3.02m max)

Radiator, airing cupboard, double glazed window to rear.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

Radiator, double glazed window to front.

Outside**Gardens**

A particular feature of the property is the large corner plot garden which benefits from scope to extend subject to planning permissions. At present, the garden is primarily laid to lawn and backs onto Royston Heath.

Garage

Single garage together with further off-road parking to front.



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Stake Piece Road, Royston

- Spacious end-of-terrace family home backing onto Royston Heath.
- Scope to extend subject to planning permissions.
- Three bedrooms.
- Lounge and conservatory
- Large corner plot garden.

Tenure: Freehold EPC Rating: E

£400,000



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Property Ref:
RYN109349 - 0003

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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