





welcome to

Gower Road, Royston

An extremely well-presented and much improved two bedroom link detached bungalow with secluded garden, garage and parking within a short walk of Royston Railway Station, Town Centre and Heath. Viewing is recommended at the earliest opportunity to avoid disappointment













Door To Entrance Hall

Door to:

Entrance Hall

Radiator. Ceiling coving.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

Radiator. Double glazed beau window to front.

Kitchen

12' 3" x 6' 5" (3.73m x 1.96m)

Fitted kitchen comprising built in oven and hob, one and a half bowl sink unit with mixer taps and work surface surrounds. Range of base and wall units. Space for plumbing for automatic washing machine. Cupboard housing gas fired boiler providing domestic hot water and heating. Door to:

Conservatory

7' 9" x 5' 10" (2.36m x 1.78m)

Double glazed window to rear. Double glazed door to rear garden.

Bathroom

Suite comprising bath with telephone style shower attachment, recently fitted electric shower, low-flush WC, Wash hand basin, Wall tiling, Towel radiator. Ceiling coving.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

Radiator. Double glazed window to rear. Ceiling coving

Bedroom Two

8' x 7' 5" (2.44m x 2.26m)

Radiator. Double glazed window to front.

Outside Rear Garden

Lovely secluded rear garden with paved patio leading to lawned area with surround. Personal door to garage.





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Gower Road, Royston

- Extremely well-presented and much improved linkdetached bungalow.
- Sought after residential location.
- Two bedrooms.
- Spacious lounge/diner.
- Secluded garden, garage and further off-road parking.

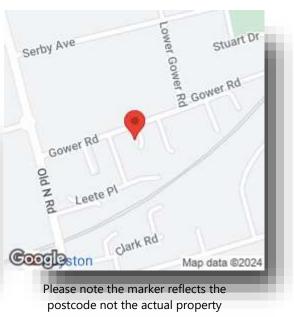
Tenure: Freehold EPC Rating: D

£365,000









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Property Ref: RYN109330 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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