



High Street, Croydon, Royston, SG8 0DN

welcome to

High Street, Croydon, Royston

An opportunity to purchase a stunning four bedroom newly built detached family home finished to a high specification with accommodation comprising four double bedrooms with en-suites to two bedrooms, three reception rooms, fully fitted kitchen/dining area, utility and landscaped garden to rear.



Front Door

Four-panelled front door to entrance hall.

Entrance Hall

6' 3" x 13' 1" (1.91m x 3.99m)

Spacious entrance hall with attractive floor tiling and oak staircase to first floor landing, recess lighting.

Cloakroom

Suite comprising low-flush WC, wash hand basin set into vanity unit, chrome heated towel rail, fully tiled walls, mirror to one wall, attractive ceramic floor tiling, double glazed windows to front and side,

Reception Room/ Study

16' 6" x 9' 3" (5.03m x 2.82m)

With attractive ceramic tiled flooring, bi-fold doors to front garden, recess lighting, double glazed window to front.

Living Room

19' 10" x 12' 10" (6.05m x 3.91m)

Feature fireplace with space for wood-burning stove, attractive hearth and surround, bi-folding doors to rear garden, recess lighting.

Kitchen/ Dining Room

24' 4" x 13' 7" (7.42m x 4.14m)

Comprising inset double bowl sink unit with mixer taps and cupboards below, central island with ceramic induction hob and stainless steel extractor over, superb range of base and wall cupboards with adequate composite working surfaces, four fitted ovens including microwave, attractive ceramic floor tiling, fitted American-style fridge/freezer fitted dishwasher, bi-fold doors opening onto rear garden, recess lighting, double glazed window to side.

Reception Room

16' 6" x 9' 3" (5.03m x 2.82m)

Bi-folding doors opening onto rear garden, recess lighting, double glazed window to side.

Utility Room

7' 8" x 7' 7" (2.34m x 2.31m)

Fitted washer/dryer, one-and-a-half bowl sink unit with mixer taps with cupboards below, range of base and wall cupboards with composite working surfaces, part tiled walls, cupboard housing heating system, recess lighting.

Staircase To First Floor

Oak staircase from entrance hall to first floor landing.

First Floor Landing

6' 4" x 16' 7" (1.93m x 5.05m)

First floor landing with double glazed window to front.

Inner Landing

6' 1" x 4' 9" (1.85m x 1.45m)

With eaves storage, skylight window.

Bathroom

6' 8" x 15' 6" (2.03m x 4.72m)

Family bathroom comprising bath, separate walk-in shower cubicle, low-flush WC, wash hand basin set into vanity unit, storage cupboard, double glazed windows to front and side, chrome heated towel rail, vaulted ceiling, recess lighting.

Bedroom One

18' 8" x 10' 5" (5.69m x 3.17m)

Double glazed window to front, door to en-suite.

En-Suite Bathroom

7' 2" x 7' (2.18m x 2.13m)

Comprising walk-in shower cubicle, low-flush WC, wash hand basin set into vanity unit, wall and floor tiling, chrome heated towel rail, recess lighting, door to storage cupboard with heating controls

Bedroom Two

19' 1" x 9' 2" (5.82m x 2.79m)

Double glazed window to rear, door to en-suite.

En-Suite

6' 9" x 5' 6" (2.06m x 1.68m)

Comprising low-flush WC, wash hand basin set into vanity unit, walk-in shower cubicle, wall and floor tiling, chrome heated towel rail, double glazed window to front.

Bedroom Three

12' 2" x 7' 1" (3.71m x 2.16m)

Double glazed window to front, access to loft space

Bedroom Four

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to front.

Outside

The property is approached via a private driveway with gated access to front with adequate car parking/hard standing to the front of the property for several vehicles.

Rear Garden

Lovely enclosed rear garden with large paved patio area with stone bench and steps to landscaped lawn with fence surrounds.

Agent's Note

It is our understanding that the property is not yet registered at the Land Registry. The freehold title will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly



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welcome to

High Street, Croydon, Royston

- Stunning newly built detached family home in sought-after residential location.
- Four double bedrooms with en-suites to two bedrooms.
- Three bathrooms & cloakroom.
- Finished to a high specification throughout.
- Landscaped garden to rear with patio area.

Tenure: Freehold EPC Rating: B

£800,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RYN108662 - 0007

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