



**Victoria Crescent, Royston SG8 7AX**



**welcome to**

**Victoria Crescent, Royston**

An excellent opportunity to purchase a well-presented three/four bedroom detached home situated on a large plot within a short walk of Royston Town Centre and Railway Station. The property has been modernised and extended to the ground floor and has a large garden to the rear.



### **Entrance Porch Entrance Hall**

Stairs off to first floor landing. Storage cupboard.  
Window to front.

### **Lounge/Dining Room/Family Room**

36' 9" into bay window x 29' 1" max ( 11.20m into bay window x 8.86m max )

A stunning open plan room offering versatile living accommodation. Log burning stove which has been regularly serviced and swept. Bay window to front. Velux windows and bi-fold doors to rear.

### **Kitchen**

11' 1" x 11' 1" ( 3.38m x 3.38m )

Re-fitted kitchen with a range of base and wall units and work surface surrounds. Built in dishwasher. Electric oven and gas hob with extractor over. Inset butler sink unit with mixer tap. Larder. Tiled floor. Radiator.

### **Utility Room**

13' 3" max x 9' 7" max ( 4.04m max x 2.92m max )

Base and wall units. Space for washing machine. Inset butler sink unit with mixer taps and work surface surrounds. Fully tiled floor. Radiator. Doors to front and rear.

### **Cloakroom**

Low flush w/c. Wash hand basin. Window to rear.

### **Landing**

Doors off to bedrooms and family bathroom.

### **Bedroom One**

11' 11" Plus bay x 12' 10" ( 3.63m Plus bay x 3.91m )

Bay window to front. Radiator. Door to en-suite.

### **En-Suite**

Re-fitted suite comprising walk in shower, low flush w/c and wash hand basin. Vanity unit. Towel radiator. Airing cupboard housing water tank.

### **Bedroom Two**

11' 10" x 12' 11" ( 3.61m x 3.94m )

Spiral staircase to loft room. Window to rear. Radiator.

### **Bedroom Three**

11' 11" x 11' 10" ( 3.63m x 3.61m )

Window to front and rear. Radiator.

### **Bathroom**

Family bathroom comprising bath with power shower over and mixer taps, low flush w/c, wash hand basin, towel radiator and window to rear.

### **Loft Room/ Potential Bedroom**

17' 11" x 11' 4" ( 5.46m x 3.45m )

Spacious loft room that could be converted into a fourth double bedroom. Velux window. Window to rear. Eaves storage.

### **Outside Rear Garden**

Lovely mature rear garden that is predominantly laid to lawn with a patio area, shed and flower beds to sides. Wood store. Side access.

### **Garage**

Garage with electric door housing the gas fired boiler.

### **Front Garden**

Garage with electric door housing the gas fired boiler. Further off-street parking and landscaped front garden.



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## Victoria Crescent, Royston

- Highly sought after residential location
- Lovely modernised open plan kitchen/lounge/dining room and separate utility.
- Three bedrooms and a large loft room which could easily be converted into a fourth bedroom.
- Situated within walking distance of Royston Railway Station and Town Centre,
- Large mature garden to rear.

Tenure: Freehold EPC Rating: Awaited

offers over

**£775,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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