



London Road, Royston, SG8 9LS

welcome to

London Road, Royston

An extremely spacious detached family home with separate detached annexe with large 'L' shaped with scope to extend subject to normal planning regulations. Offered with no upward chain, viewing is recommended at the earliest opportunity to avoid disappointment.



Entrance Porch

Door to entrance hall.

Entrance Hall

One of two staircases off to first floor landing.

Lounge

30' 6" max x 12' 10" max (9.30m max x 3.91m max)
Feature fireplace with wood-burning stove, hearth and mantle, twin double glazed windows to front, further staircase to first floor.

Dining Room

18' 6" max x 10' 7" max (5.64m max x 3.23m max)
Radiator, twin double glazed windows to rear, double doors to side, feature fireplace. with mantle over.

Study

11' 11" x 9' 9" (3.63m x 2.97m)
Radiator, double glazed window to front.

Kitchen

15' 2" x 14' 4" (4.62m x 4.37m)
Spacious kitchen comprising one-and-a-half bowl sink unit with mixer taps and work surface surrounds, range of base and wall units, feature central island with further storage beneath, tiled flooring, window to rear, door to rear hall.

Rear Hall

Doors off to utility room and to cloakroom.

Utility Room

11' 10" x 10' (3.61m x 3.05m)
Stainless steel sink with mixer taps and work surface surrounds, space and plumbing for automatic washing machine, window to side.

Cloakroom

Suite comprising low-flush WC, wash hand basin, radiator, window to rear.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

First Floor Landing

Doors to:

Bedroom Three

13' 6" max x 11' 11" max (4.11m max x 3.63m max)
Window to rear.

Bedroom Four

11' 11" x 9' 9" (3.63m x 2.97m)
Radiator, window to front.

Bedroom Five

11' 7" max x 11' 8" max (3.53m max x 3.56m max)
Over-stairs cupboard, radiator, window to front.

Bedroom Six

13' 5" max x 8' 7" max (4.09m max x 2.62m max)
Radiator. window to rear.

Bathroom

Suite comprising large shower cubicle, low-flush WC, wash hand basin set into vanity unit, radiator, towel radiator, window to rear.

Staircase To First Floor

Second staircase from lounge to first floor landing.

First Floor Landing

Doors to:

Bedroom One

18' 6" x 10' 6" (5.64m x 3.20m)
Dual aspect room with windows to rear and side, radiator.

Bedroom Two

11' max x 10' 5" max (3.35m max x 3.17m max)
Built-in wardrobes, radiator, window to front.

Annexe

Covered Entrance

Door to dining room.

Dining Room

14' 3" x 10' (4.34m x 3.05m)
Window to front, double doors opening through to lounge.

Lounge

22' 10" max x 22' 8" max (6.96m max x 6.91m max)
Large 'L' shaped lounge with triple aspect, windows to front, side and rear and double doors to side.

Kitchen

14' 11" x 12' 6" (4.55m x 3.81m)
Fitted kitchen comprising built-in oven and hob with extractor over, generous range of base and wall units, feature central island, window to front, door to utility.

Utility

12' 4" max x 6' 6" max (3.76m max x 1.98m max)
Door to walk-in cupboards, window to side.

Inner Hall

Door from dining room to inner hall with doors to:

Bedroom One

14' 10" max x 12' 3" max (4.52m max x 3.73m max)
Twin built-in storage cupboards, door to en-suite, window to rear.

En-Suite

Comprising shower cubicle, low-flush WC, wash hand basin, twin windows to side.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m)
Window to rear.

Study/ Bedroom Three

8' 6" x 8' (2.59m x 2.44m)
Window to rear.

Bathroom

Suite comprising shower cubicle, low-flush WC, wash hand basin, window to rear.

Outside

Barn

In addition both the main dwelling and annexe, there is a large 'L' shaped barn measuring approximately 60'0 x 60'0, benefiting from scope to extend subject to planning



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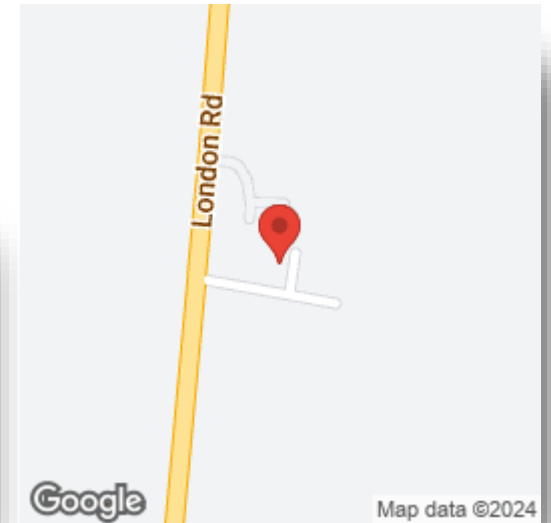
welcome to

London Road, Royston

- Extremely spacious six bedroom detached family home.
- Separate two/three bedroom annexe.
- Large 'L' shaped barn with scope to develop subject to planning permissions.
- Large overall plot.
- Offered with no upward chain.

Tenure: Freehold EPC Rating: F

£1,200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109375 - 0002

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