



Echo Hill, Royston, SG8 9BB

welcome to

Echo Hill ,Royston

Situated on a sought-after development within easy access of Royston Town Centre and all facilities, a spacious and well-extended and much-improved four bedroom detached family home that has been presented in excellent condition throughout.



Front Door

Part-glazed front door to entrance hall.

Entrance Hall

Part-tiled flooring to front leading through to attractive wooden flooring with window to front and side, stairs off to first floor landing, radiator, under-stairs storage cupboards, doors to:

Dining Room

13' 4" x 8' 4" (4.06m x 2.54m)

Radiator, window to front. Opens onto:

Kitchen/ Breakfast Room

15' 4" x 17' 8" max (4.67m x 5.38m max)

With inset sink units with cupboards below, range of base and wall cupboards with granite working surfaces, fitted double oven and hob with extractor over, plumbing for automatic washing machine, attractive flooring, space for American-style fridge/freezer, central island with cupboards and breakfast bar with wooden working surfaces, door to outside.

Utility Area

Utility area with door to front, space for tumble dryer, working surface, storage cupboard.

Cloakroom

Suite comprising low-flush WC, wash hand basin set into vanity unit, radiator, part-tiled walls.

Lounge

11' 4" x 14' 11" (3.45m x 4.55m)

Double doors to outside, attractive wood flooring, feature fireplace, TV point, radiator, window to rear.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

First Floor Landing

Hatch to loft, airing cupboard, doors to:

Bedroom One

14' 3" x 11' 5" (4.34m x 3.48m)

Radiator, window to front.

En-Suite

Glazed corner shower cubicle, panel-enclosed bath, low-flush WC, wash hand basin, heated chrome towel rail, attractive floor and wall tiling, window to front.

Bedroom Two

15' 8" x 9' 6" (4.78m x 2.90m)

Radiator, window to rear.

Bedroom Three

10' 10" x 14' 5" (3.30m x 4.39m)

Radiator, two windows to rear.

Bedroom Four

11' 4" x 8' 2" (3.45m x 2.49m)

Radiator, attractive wooden flooring, storage cupboard, window to front.

Bathroom

Suite comprising bath with shower screen and shower attachment over, concealed cistern WC, pedestal wash hand basin, chrome heated towel radiator, wall and floor tiling, storage cupboard, window to rear.

Outside

Rear Garden

Secluded split-level rear garden with paved terrace with steps leading to lawned area with fence surround and detached home office/workshop with a number of shrubs to borders.

Front Garden

Paved front garden with side pedestrian access, a number of shrubs and plants to borders, access to integral garage.

Garage

Integral garage with up-and-over door providing off-road parking for multiple vehicles.



view this property online williamhbrown.co.uk/Property/RYN109547



welcome to

Echo Hill, Royston

- Spacious and well-extended detached family home in sought-after location.
- Four good-sized bedrooms with en-suite to master.
- Superbly presented throughout.
- Garage and car parking to front.
- Enclosed garden with detached home office/workshop.

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN109547](https://www.williamhbrown.co.uk/Property/RYN109547)



Property Ref:
RYN109547 - 0002

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.

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](https://www.williamhbrown.co.uk)