



Heron Way, Royston, SG8 7XH

welcome to

Heron Way, Royston

An extremely well-presented and deceptively spacious two double bedroom house with superb conservatory, large garden and garage within this sought-after residential location. Early internal viewing is recommended at the earliest opportunity to avoid disappointment.



Front Door

Double glazed front door to entrance hall.

Entrance Hall

Stairs off to first floor landing.

Cloakroom

Suite comprising low-flush WC, wash hand basin, double glazed window to front.

Lounge

18' 1" max x 10' 4" max (5.51m max x 3.15m max)
Spacious lounge with under-stairs storage cupboard, double glazed double doors to conservatory.

Kitchen

9' 1" x 7' 2" (2.77m x 2.18m)
Fitted kitchen comprising built-in oven and hob with extractor over, stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine, wall tiling, window to conservatory.

Conservatory

16' 8" x 10' Plus recess (5.08m x 3.05m Plus recess)
Double glazed windows and doors to rear garden.

Staircase To First Floor

Staircase from entrance hall to first floor landing.

First Floor Landing

Doors to:

Bedroom One

14' 10" x 9' 5" extending to 13' Into bay (4.52m x 2.87m extending to 3.96m Into bay)
Two separate radiators, fitted wardrobes, twin double glazed windows to front, door to en-suite.

En-Suite

Suite comprising tiled shower cubicle, low-flush WC, wash hand basin, wall tiling, radiator, double glazed window to front..

Bedroom Two

10' 4" x 8' 10" Including depth of wardrobes (3.15m x 2.69m Including depth of wardrobes)
Radiator, double glazed window to rear.

Bathroom

Three piece suite comprising bath with shower attachment, low-flush WC, wash hand basin, double glazed window to rear.

**Outside
Rear Garden**

A particular feature of the property is the good-sized rear garden which is predominantly laid to lawn with a wide variety of shrubs to borders with fence surround. To one corner of the garden there is a lovely summerhouse.

Garage

Single garage with up-and-over door, further off-road parking.



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welcome to

Heron Way, Royston

- Deceptively spacious and well-presented home in sought-after location.
- Two double bedrooms with en-suite to master.
- Spacious lounge and fitted kitchen.
- Superb conservatory opening onto large rear garden.
- Garage and parking.

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109542 - 0003

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william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk