



North End, Kelshall, Royston, SG8 9SD

welcome to

North End, Kelshall, Royston

An opportunity to purchase a spacious, well-maintained and much-improved three bedroom semi-detached family home standing on a large plot with adequate car parking/hard standing to front and detached garage/workshop/studio to side. Early internal viewing highly recommended to avoid disappointment.



Front Door

Part-glazed front door to entrance hall.

Entrance Hall

Stairs off to first floor landing, under-stairs storage cupboard, terracotta-style flooring.

Lounge

8' 6" x 15' 9" (2.59m x 4.80m)

TV point, large brick fireplace with recently installed wood-burning stove, dual aspect room, two radiators, archway to conservatory.

Conservatory

15' 9" x 9' 2" (4.80m x 2.79m)

Two radiators, glazed double doors to outside, terracotta-style flooring.

Kitchen/ Breakfast Room

19' 6" x 11' 4" (5.94m x 3.45m)

Recently re-fitted kitchen comprising one-and-a-half bowl blanco sink unit with mixer taps and work surface surrounds, excellent range of base and wall units with under-lighting, space for American-style fridge/freezer, fitted oven and microwave, hob with extractor over, fitted dishwasher, recess lighting, feature fireplace with wood-burning stove, attractive floor covering, quooker hot tap fitted to sink.

Utility

8' 5" x 5' 3" (2.57m x 1.60m)

Door to outside, plumbing for automatic washing machine, large cloaks cupboard.

Cloakroom

Low-flush WC, wash hand basin set into vanity unit, access to loft space.

Dining Room

Radiator, large storage cupboard.

First Floor Landing

Radiator.

Bedroom One

15' 2" x 12' 9" (4.62m x 3.89m)

Radiator, walk-in wardrobe, window to front, recess lighting, door to en-suite.

En-Suite

Suite comprising low-flush WC, wash hand basin set into vanity unit, fully tiled shower cubicle with glazed door, power shower, radiator, mirror over sink with overhead lighting, airing cupboard.

Bedroom Two

13' 5" x 8' 9" (4.09m x 2.67m)

Fitted wardrobe to one wall with dressing table unit, radiator.

Bedroom Three

11' 4" x 8' 3" (3.45m x 2.51m)

Access to loft space, fitted wardrobe, radiator.

Family Bathroom

Comprising low-flush WC, wash hand basin set into vanity unit, panel enclosed bath with shower attachment over and shower screen, radiator, mirror with lighting.

Outside

Front Garden

Front garden with flower borders and driveway providing off-road parking for numerous vehicles, access to detached garage/workshop.

Garage

24' 7" x 17' 9" (7.49m x 5.41m)

With electric roller door, staircase to large loft area, The garage also incorporates a salon measuring 12'9 x 9'2 with plumbing for automatic washing machine, water and drainage connected.

Rear Garden

Large rear garden predominantly laid to lawn with flower beds and shrubs, patio area, summer house/garden room with electric power connected, garden shed and greenhouse. The rear gardens back onto open farmland.

Agent's Note

The vendor of this property is a relative of an employee of William H Brown.



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welcome to

North End, Kelshall Royston

- Spacious and well-presented three bedroom semi-detached family home.
- Well-maintained throughout.
- Large garden to rear.
- Generous car parking/hard standing to front.
- Detached garage/workshop/home studio to side.

Tenure: Freehold EPC Rating: D

£725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109578 - 0003

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william h brown



01763 242988



royston@williamhbrown.co.uk



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



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