



Queensway, Royston, SG8 7AW

welcome to

Queensway, Royston

Situated in a secluded location within a short walk from Royston town centre and station, a deceptively spacious three double-bedroom detached bungalow with separate lounge and dining rooms, garage, parking and secluded rear garden. Viewing highly recommended.



Door To Entrance Hall

Double glazed door, airing cupboard, hatch to loft, radiator.

Lounge

15' 8" x 12' 8" (4.78m x 3.86m)

Feature fireplace with inset gas fire, two radiators, double glazed window to rear, double glazed sliding doors to rear garden, coving.

Dining Room

11' 4" x 7' 8" (3.45m x 2.34m)

Radiator, double glazed window to front.

Kitchen

11' 2" max x 7' 2" max (3.40m max x 2.18m max)

Comprising double stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, fitted oven, hob and extractor hood, space and plumbing for automatic washing machine, wall mounted gas boiler for central heating and domestic hot water, double glazed window to front, double glazed door to side.

Bedroom One

12' 10" x 11' 3" max (3.91m x 3.43m max)

Fitted wardrobes to one wall, radiator, double glazed window to front.

Bedroom Two

11' 7" x 8' 11" (3.53m x 2.72m)

Fitted wardrobe, radiator, double glazed window to rear.

Bedroom Three

8' 4" x 7' 6" (2.54m x 2.29m)

Radiator, double glazed window to rear.

Bathroom

Suite comprising shower cubicle, low flush w/c, wash hand basin, frosted double glazed window to front.

Outside

Garage

Single garage with up and over door with personal

door to rear garden. Further off-road parking.

Rear Garden

Particularly secluded rear garden with paved outdoor area with various shrubs to borders and fence surround. Gate for side access, twin-sheds, outside tap.



view this property online williamhbrown.co.uk/Property/RYN109519



welcome to

Queensway, Royston

- Deceptively spacious detached bungalow in secluded location.
- Within a short walk of Royston town Centre and railway station.
- Three-bedrooms.
- Separate lounge and dining rooms.
- Kitchen.

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109519



Property Ref:
RYN109519 - 0010

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