



Windmill Close, Barkway, Royston, SG8 8BZ

welcome to

Windmill Close, Barkway, Royston

A deceptively spacious extended two double bedroom semi-detached bungalow with stunning garden situated in this highly sought-after village location. Early internal viewing is recommended at the earliest opportunity to avoid disappointment.



Front Door

Door to entrance hall.

Entrance Hall

Radiator, built-in storage cupboards.

Lounge Area

13' x 11' 7" (3.96m x 3.53m)

Spacious open plan lounge/diner with lounge area measuring 13'0 x 11'7, radiator, double glazed double doors and windows to rear, wall-mounted fire, opens onto dining area.

Dining Area

15' 2" x 10' 10" Plus door recess (4.62m x 3.30m Plus door recess)

Radiator.

Kitchen/ Breakfast Room

17' 3" x 9' 2" (5.26m x 2.79m)

Lovely fitted kitchen comprising built-in oven and hob with extractor over, sink with mixer taps and work surface surrounds, generous range of base and wall units, wall tiling, sunken ceiling lights, double glazed window to front.

Utility Room

6' 7" x 5' 6" (2.01m x 1.68m)

Space and plumbing for automatic washing machine and space for further appliances, work surface with wall-mounted units, wall tiling, radiator, double glazed door with tilt & turn window to side.

Bedroom One

24' 11" max x 12' 9" max (7.59m max x 3.89m max)

An exceptional master bedroom with fitted wardrobes, drawers and over-head storage, fitted wardrobes to the majority of one wall, radiator, double glazed window to side, opens onto rear garden.

Bedroom Two

9' 5" x 7' 3" (2.87m x 2.21m)

Radiator, double glazed window to front.

Bathroom

Modern suite comprising bath with mixer tap, low-flush WC, wash hand basin set into vanity unit, separate corner shower cubicle, wall & floor tiling, towel radiator, double glazed window to side.

Outside

Rear Garden

Stunning landscaped rear garden with large paved terrace leading to a shaped lawn with a variety of shrubs throughout and with low-maintenance borders. Further decked area, ornamental pond, secluded paved terrace and summerhouse.

Parking

Off-road parking to the front of the property and a single garage is located in a nearby block.



view this property online williamhbrown.co.uk/Property/RYN109666



welcome to

Windmill Close, Barkway, Royston

- Extremely well-presented extended semi-detached bungalow.
- Highly sought-after village location.
- Large fitted kitchen/breakfast room and separate utility room.
- Large open plan lounge/diner.
- Exceptional master bedroom and further bedroom.

Tenure: Freehold EPC Rating: C

£430,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN109666](https://www.williamhbrown.co.uk/Property/RYN109666)



Property Ref:
RYN109666 - 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)