



The Green, Royston, SG8 7AD



**william
h brown**

welcome to

The Green, Royston

A spacious and well-maintained attractive three-bedroom family home offering well-proportioned family accommodation within a few minutes level walking distance from Royston town centre and railway station.



Door To Entrance Hall

Solid front door to entrance hall, turning staircase to first floor, attractive wooden flooring.

Cloak Room/ Wc

Low flush W/C, inset wash hand basin with wooden working surface and cupboards below, radiator.

Study

5' 8" x 4' 7" (1.73m x 1.40m)

Radiator, fitted desk and shelving unit, telephone point, wooden flooring.

Lounge

18' 7" x 13' 5" (5.66m x 4.09m)

Attractive bay window to front, feature inset stone fireplace with gas fire, TV point, telephone point, radiator.

Kitchen/Dining Room

15' 11" x 11' 5" (4.85m x 3.48m)

Inset sink unit with cupboards below, good range of base and wall cupboards with adequate granite work surfaces, inset oven with stainless steel extractor over, dishwasher, attractive ceramic tile floor, space for American style fridge freezer, recess lighting and opening onto garden room.

Garden Room

11' 2" x 10' 4" (3.40m x 3.15m)

Attractive vaulted ceiling with recess lighting, radiator, door to outside, ceramic tile floor.

Utility Room

7' 9" x 9' 3" (2.36m x 2.82m)

Inset sink unit with cupboards below with working surfaces, wall mounted boiler, part tiled walls, ceramic tiled floor, space and plumbing for automatic washing machine, door to outside.

First Floor/Landing

Airing cupboard.

Bedroom One

15' 11" x 11' 5" (4.85m x 3.48m)

Fitted double wardrobes to one wall, radiator.

Ensuite

Low flush W/C, inset wash hand basin with wooden work surfaces to side and cupboards below, fully tiled shower cubicle, heated towel rail, recess lighting, ceramic tiled floor, part tiled walls, shaver socket.

Bedroom Two

13' 5" x 9' 11" (4.09m x 3.02m)

Radiator.

Bedroom Three

10' 9" x 7' 10" (3.28m x 2.39m)

Radiator.

Family Bathroom

Suite comprising low flush W/C, inset wash hand basin with vanity unit below and wooden work surface to side, walk in panel enclosed bath with shower attachment over and glazed shower screen, part tiled walls, ceramic tiled flooring, heated towel rail.

Outside

The property is approached by a gated driveway giving car parking/hard standing.

Detached Garage

23' x 16' 4" (7.01m x 4.98m)

Electric power connected.

Rear Garden

Enclosed rear garden predominantly laid to lawn with flower borders, many mature trees and shrubs, patio area, outside lighting.

Agents Note

Full internal viewing of this well-presented detached family home is strongly recommended.



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welcome to

The Green, Royston

- Spacious three-bedroom detached family home.
- Quiet no through road location within few minutes walking distance of Royston town centre and railway station.
- Landscaped gardens to rear.
- Detached double garage to front.
- Spacious and well-proportioned family accommodation.

Tenure: Freehold EPC Rating: C

offers in excess of

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109636 - 0008

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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