



**Bury Plantation, Royston, SG8 9TE**



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## **Bury Plantation, Royston**

Situated in this sought-after location, an opportunity to purchase a spacious and well-presented three-bedroom detached family home. To the outside there is a garage and secluded rear garden. Viewing is highly recommended.



### **Door To Entrance Hall**

Turning staircase to first floor landing, storage cupboard, double glazed window to front, radiator.

### **Lounge/Diner**

21' 2" x 11' 6" ( 6.45m x 3.51m )

Feature fireplace with hearth surround and mantle over, double glazed window to front, double glazed double doors to rear, radiator.

### **Kitchen/Breakfast Room**

11' 7" x 11' 5" ( 3.53m x 3.48m )

Spacious kitchen with integrated oven and hob with extractor over, one-and-a-half bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine and dishwasher, central island with breakfast bar, tiled floor, radiator, door to side, double glazed window to rear.

### **Cloak Room**

Suite comprising low flush WC, wash hand basin, radiator, double glazed window to side.

### **Staircase To First Floor**

From entrance hall to first floor landing, hatch to loft.

### **Bedroom One**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Built in wardrobe, radiator, double glazed window to rear.

### **Bedroom Two**

11' 7" x 9' 2" ( 3.53m x 2.79m )

Radiator, double glazed window to front.

### **Bedroom Three**

8' 7" x 8' 2" ( 2.62m x 2.49m )

Radiator, airing cupboard, double glazed window to rear.

### **Bathroom**

Suite comprising bath with shower over, wash hand basin, low flush WC, heated towel rail, double glazed window to side.

### **Outside Rear Garden**

Secluded rear garden with paved patio leading to lawned area with shrubs to border and gate access leading to the garage in a nearby block. Gate for side access.

### **Garage**

Located in a nearby block with an up and over door.

### **Front Garden**

Front garden predominantly laid to lawn.



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## Bury Plantation, Royston

- Spacious and well-presented detached family home.
- Situated in an established residential location.
- Three bedrooms.
- Spacious dual aspect lounge/diner.
- Kitchen/Breakfast room.

Tenure: Freehold EPC Rating: D

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN109582 - 0003

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william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**