



Bury Plantation, Royston, SG8 9TE



welcome to

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.

Shower Room

Suite comprising shower cubicle, 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 - 0004

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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