



Shrubbery Grove, Royston, SG8 9LJ

welcome to

Shrubbery Grove, Royston

Situated in an enviable position and offering extremely flexible accommodation with the potential for a ground floor annex, an opportunity to purchase this well-presented detached family home with no upward chain, double garage, parking and secluded rear gardens. Viewing is highly recommended.



Stairs To Entrance Hall Door To Entrance Hall

Radiator, ceiling coving, built in storage cupboards, stairs to ground floor.

Lounge

17' 8" x 13' (5.38m x 3.96m)

Lovely dual aspect room with feature wood burning stove with chimney breast, radiators, double glazed feature window to front, sliding double glazed doors to secluded patio to the side, sliding doors to dining room.

Dining Room

10' 7" x 10' 3" (3.23m x 3.12m)

Radiator, sliding double glazed doors to side patio.

Kitchen

12' 10" x 10' 4" (3.91m x 3.15m)

Dual aspect fitted kitchen with built in oven and hob with extractor over, 1 1/2 bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher, radiator, double glazed windows to rear.

Bedroom One

10' 10" x 10' 5" plus depth of wardrobes (3.30m x 3.17m plus depth of wardrobes)

Built in wardrobes with sliding mirrored doors, radiator, double glazed window to rear, door to en-suite.

Ensuite

Suite comprising shower cubicle, concealed cistern WC, wash hand basin, wall tiling, double glazed window to rear.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)

Radiator, wardrobe, double glazed windows to front with lovely views over Royston.

Bedroom Three

9' 5" max x 8' 7" max (2.87m max x 2.62m max)

Radiator, double glazed window to front with lovely views over Royston.

Family Bathroom

Suite comprising bath with mixer taps shower attachment over, wash hand basin, low flush WC, wall tiling, radiator, double glazed window to rear.

Staircase From Entrance Hall

To ground floor. This floor offers exceptional accommodation perfect for a growing family, those working from home or those looking for a potential annex.

Inner Hall

Stairs to first floor, radiator, personal door to double garage, doors to bedrooms, receptions and utility.

Cloak Room

Suite comprising low flush WC, wash hand basin, wall tiling, radiator, double glazed window to rear.

Family Room

26' 7" x 12' 9" plus depth of bay window (8.10m x 3.89m plus depth of bay window)

Double glazed bay window to the front, two radiators, sunken ceiling lights.

Door Through To Study

12' 9" max x 10' 1" plus door recess. (3.89m max x 3.07m plus door recess.)

Radiator, double glazed door to rear.

Bedroom

13' 8" x 9' 10" (4.17m x 3.00m)

Radiator, wardrobe, double glazed window to front.

Utility Room

9' 11" x 7' 9" plus door recess (3.02m x 2.36m plus door recess)

Stainless steel sink unit with work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine, radiator, double glazed door and window to rear.

Ground Floor Shower Room

Lovely re-fitted suite comprising large tiled shower cubicle, electric heated towel radiator, wall and floor tiling, double glazed window to rear.

Outside Garage

Integral double garage with up and over door and generous off-road parking.

Gardens

A particular feature of the property are the lovely landscaped rear gardens extending to the rear and side of the property with two external taps, security cameras located around the property and internal alarm system.



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welcome to

Shrubbery Grove, Royston

- Spacious detached family home in sought-after family location.
- Flexible accommodation with potential ground floor annex.
- Double garage and off-road parking.
- Three further bedrooms with en-suite to master.
- Secluded rear garden.

Tenure: Freehold EPC Rating: D

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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