

Farrier Court, Royston, SG8 5FG

welcome to

Farrier Court, Royston

A spacious and extremely well-presented three-bedroom end of terrace family home with separate lounge and dining rooms, fitted kitchen and to the outside an enclosed garden, car port and parking for at least 4 cars. Viewing of this property is recommended at the earliest opportunity.













Door To Entrance Hall

Stairs off to first floor landing with understairs cupboard

Cloak Room

Suite comprising low flush WC, wash hand basin set into vanity unit, radiator, extractor.

Lounge

15' 9" \times 10' Plus depth of bay window ($4.80 \text{m} \times 3.05 \text{m}$ Plus depth of bay window)

Dual aspect room with double glazed bay window to front, double glazed window to side, feature electric fire with hearth and surround with mantle over, double and single radiators.

Dining Room

6' x 8' 5" (1.83m x 2.57m)

Double glazed window to side, double glazed double doors to rear garden, radiator.

Kitchen

9' 6" x 7' plus recess (2.90m x 2.13m plus recess) Fitted kitchen comprising built in oven and hob with extractor, sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine, storage cupboard, double glazed window to rear.

Staircase To First Floor First Floor Landing

Hatch to partially boarded loft with ladder and light.

Bedroom One

12' 9" x 8' 9" Plus door recess ($3.89 \,\mathrm{m}$ x $2.67 \,\mathrm{m}$ Plus door recess)

Radiator, triple glazed window to side, door to ensuite.

En-Suite

Suite comprising large shower cubicle, concealed cistern WC, wash hand basin, towel radiator, double glazed window to rear.

Bedroom Two

10' x 8' 9" Plus door recess (3.05m x 2.67m Plus door recess)

Built in airing cupboard housing combination gas boiler, radiator, double glazed window to front and side.

Bedroom Three

7' x 6' 7" (2.13m x 2.01m) Radiator, double glazed window to front.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin set into vanity unit, radiator, extractor.

Outside Rear Garden

Small enclosed rear garden with patio leading to a lawned area with a variety of shrubs to borders, wooden shed, gate for side access.

Car Port

A particular benefit of this property is the excellent parking with space for a minimum of 4 cars.





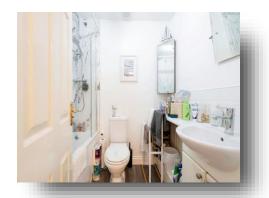
welcome to

Farrier Court, Royston

- Spacious and well-presented end of terrace family home.
- Within a short walk of Royston railway station, town centre and Heath.
- Three bedrooms with ensuite to master and separate family bathroom.
- Separate lounge and dining rooms.
- Fitted kitchen.

Tenure: Freehold EPC Rating: C

£435,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109753



Property Ref: RYN109753 - 0004 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.





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