



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" x 10' Plus depth of bay window (4.80m x 3.05m 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 (3.89m x 2.67m 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.



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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

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Property Ref:
RYN109753 - 0004

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