

Field Crescent, Royston, SG8 7LB

welcome to

Field Crescent, Royston

An extremely spacious extended four double bedroom detached family home with four reception rooms and superb open-plan fitted kitchen/diner. Viewing is recommended at the earliest opportunity to fully appreciate this superb family home.













Door To Entrance Hall

Extremely spacious entrance hall with stairs off to first floor landing and twin double glazed windows to front

Cloakroom

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

Shower Room

Suite comprising large shower cubicle with sliding door, wash hand basin, extractor fan, double glazed window to side, radiator.

Sitting Room

12' 4" x 12' 9" max (3.76m x 3.89m max)
Feature fireplace with hearth and surround and mantle over, radiator, double glazed double doors to conservatory.

Family Room

13' 7" x 9' 5" (4.14m x 2.87m)

Radiator, double glazed window to front, arch opening to kitchen/diner, doors to utility room.

Conservatory

13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed doors and windows to rear.

Kitchen/Diner

23' 9" x 11' 8" (7.24m x 3.56m)

Lovely dual aspect kitchen with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher, space for range and for large American style fridge/freezer, feature central island, double radiator, wall and floor tiling, double glazed double doors to rear garden.

Utility Room

11' 9" x 7' 3" max (3.58m x 2.21m max)

Comprising 1 1/2 bowl sink with mixer taps and work surface surrounds, range of base and wall units, wall mounted gas boiler, double glazed window to rear.

Staircase To First Floor

Radiator, hatch to loft, generous range of fitted storage cupboards. The landing opens onto a very useful study area.

Study Area

10' 9" x 7' max (3.28m x 2.13m max)

Bedroom One

17' x 9' 8" (5.18m x 2.95m)

Large dual aspect room with fitted wardrobes with mirrored doors, radiator, double glazed window to front and rear, fitted cupboards.

Bedroom Two

10' 9" x 9' 9" plus door recess. ($3.28m \times 2.97m$ plus door recess.)

Radiator, double glazed window to front.

Bedroom Three

13' 2" max x 10' 11" into eaves (4.01m max x 3.33m into eaves)

Twin skylight windows to rear, double glazed window to side.

Bedroom Four

10' 11" x 9' 6" (3.33m x 2.90m)

Radiator, double glazed windows to front and side.

Bathroom

Suite comprising bath with mixer taps, concealed cistern WC, twin wash hand basins, bidet, towel radiator, separate radiator, wall tiling, double glazed window to front

Outside Rear Garden

A particular feature of the property is the lovely landscaped rear garden with paved terrace leading to a shaped lawn with a wide variety of shrubs to borders, fence surrounds, gate for side access, personal door to garage. There are a number of outbuildings including a greenhouse, shed and log store.

Garage

Single garage with double doors together with







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- Spacious extended detached family home.
- Four double bedrooms.
- Four reception rooms.
- Superb dual-aspect fitted kitchen/diner and separate utility.
- Large family bathroom and ground floor shower room.

Tenure: Freehold EPC Rating: D

£575,000







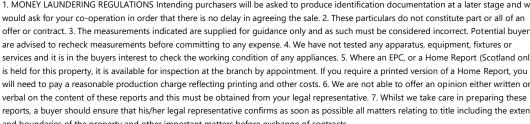


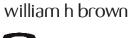
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royston@williamhbrown.co.uk



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



williamhbrown.co.uk

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