



Donne Close, Royston, SG8 5AR

welcome to

Donne Close, Royston

A spacious and well-presented 3 bedroom detached family home with the benefit of large lounge/diner and separate family room. This property should be viewed at the earliest opportunity.



Door To Entrance Hall

Double glazed door.

Doors off to: lounge/diner, cloakroom.

Cloakroom

Suite comprising concealed cistern WC, wash hand basin set into vanity unit, wall tiling, radiator, double glazed window to front.

Lounge/Diner

23' 7" x 11' 4" plus recess (7.19m x 3.45m plus recess)

Large dual aspect room with sliding double glazed doors to rear, double radiators, turning staircase to first floor with understairs storage.

Doors to family room.

Family Room

18' x 7' 2" (5.49m x 2.18m)

Radiator, double glazed window to front.

Kitchen

10' 1" x 8' 8" plus door recess (3.07m x 2.64m plus door recess)

Fitted kitchen comprising built in oven and hob with extractor over, single bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for automatic washing machine, wall and floor tiling, double glazed windows and double glazed door to rear.

First Floor Landing

Hatch to loft.

Bedroom One

13' 6" x 10' 4" including depth of wardrobes (4.11m x

3.15m including depth of wardrobes)

Radiator, double glazed window to front.

Bedroom Two

10' 4" x 10' (3.15m x 3.05m)

Radiator, double glazed window to rear.

Bedroom Three

8' 8" x 8' 3" (2.64m x 2.51m)

Radiator, double glazed window to front.

Bathroom

Suite comprising bath with mixer tap shower attachment over, shower cubicle, concealed cistern WC, wash hand basin set into vanity unit, radiator, wall and floor tiling, airing cupboard, double glazed window to front.

Outside

Rear Garden

Good sized rear garden with paved patio leading to shaped lawn with fence surround. Large timber shed with various shrubs to the border at the end of the garden.

Parking

To the front of the property there is off-road parking for 2-3 cars.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Donne Close, Royston

- Spacious detached family home in popular location.
- 3 good sized bedrooms.
- Spacious dual aspect lounge/diner and separate family room.
- Good sized rear garden.
- Generous parking to front.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109880 - 0005

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.

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