



Hampden Rise, Royston, SG8 9UB

welcome to

Hampden Rise, Royston

An extremely well-presented extended 4 bedroom detached family home situated in this sought-after location. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.



Door To Entrance Hall

Double glazed front door, radiator, stairs off to first floor landing.

Cloakroom

Suite comprising low flush WC, wash hand basin, radiator.

Lounge

20' 4" x 12' 9" (6.20m x 3.89m)

Two radiators, twin double glazed windows to front, large understairs storage cupboard.

Dining Room

13' 10" x 12' 2" (4.22m x 3.71m)

Radiator, double glazed window to rear.

Kitchen/Breakfast Room

14' 6" x 11' (4.42m x 3.35m)

Lovely fitted kitchen comprising built in oven and hob, sink unit with mixer taps and work surface surrounds, generous range of base and wall units, radiator, double glazed window to rear, door to utility room.

Utility Room

8' 2" x 6' 2" (2.49m x 1.88m)

Stainless steel sink unit with cupboards below, range of wall units, space and plumbing for automatic washing machine, double glazed window to rear, double glazed door to rear garden.

First Floor Landing

Loft access with fitted loft ladder, airing cupboard.

Bedroom 1

10' 9" x 9' 8" (3.28m x 2.95m)

Radiator, double glazed window to front, door to ensuite.

Ensuite

Suite comprising fully tiled shower cubicle, low flush WC, wash hand basin, wall tiling.

Bedroom 2

10' 5" x 9' 10" (3.17m x 3.00m)

Radiator, double glazed window to rear.

Bedroom 3

11' 2" x 9' 2" (3.40m x 2.79m)

Dual aspect room with double glazed window to front and rear, radiator, storage cupboard.

Bedroom 4

10' 1" x 8' 5" plus door recess (3.07m x 2.57m plus door recess)

Radiator, double glazed window to front.

Bathroom

Suite comprising bath with shower attachment over, low flush WC, wash hand basin, wall tiling, radiator.

Outside

Rear Garden

Lovely rear garden which is predominantly laid to lawn with paved patio area, fence surround, 2 separate gates for side access.

Garage

Double garage to front and off-road parking.



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welcome to

Hampden Rise, Royston

- Extremely well-presented extended detached family home.
- Separate lounge and dining rooms.
- Lovely fitted kitchen/breakfast room.
- Ground floor cloakroom.
- 4 double bedrooms with ensuite to master.

Tenure: Freehold EPC Rating: Awaited

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109946 - 0005

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