

Cromwell Way, Royston, SG8 7FJ

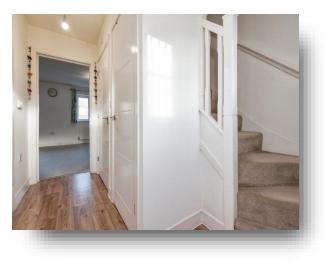


welcome to

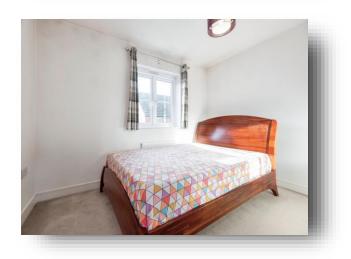
Cromwell Way, Royston

A spacious and well-proportioned 3 bedroom detached family home benefiting from generous parking, gardens to front and rear and wellmaintained accommodation which is situated on in this highly sought-after location. Early internal viewing is strongly recommended.













Entrance Hall

Part glazed front door to entrance hall, radiator, staircase to first floor, understairs cupboard.

Cloakroom/Wc

Low flush WC, wash hand basin with tile splashback, radiator.

Lounge

18' 4" x 13' ($5.59m \times 3.96m$) Glazed double doors to outside, radiator, units to one wall with desk space, storage cupboard, glazed display cupboards, TV point.

Kitchen

10' 8" x 9' 8" (3.25m x 2.95m)

Inset stainless steel sink unit with cupboards below, excellent range of base and wall units with adequate work surfaces, fitted oven with gas hob and extractor hood over, fitted dishwasher and washing machine, fitted freezer.

First Floor Landing

Access to loft space, radiator.

Bedroom One

11' 3" x 7' 8" (3.43m x 2.34m) Fitted wardrobes to one wall, radiator.

En-Suite

Suite comprising shower cubicle with glazed screens and tiled walls, radiator, low flush WC, pedestal wash hand basin with tiled flashback.

Bedroom Two

10' 5" x 8' 3" (3.17m x 2.51m) Radiator, wardrobe.

Bedroom Three

10' 5" x 9' 11" max (3.17m x 3.02m max) Radiator.

Bathroom

Modern suite comprising low flush WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower over, radiator.

Outside

The property has the benefit of front and rear gardens. The front garden is predominantly laid to lawn with driveway to side providing parking for 2-3 vehicles. Enclosed rear garden laid to lawn with flower borders with patio area leading to garden shed. Early internal viewing of this spacious and wellproportioned family home is strongly recommended.





welcome to

Cromwell Way, Royston

- Spacious 3 bedroom detached family home.
- Immediate vacant possession offered.
- Car parking/hard standing to side.
- Enclosed gardens to rear.
- En-suite to master bedroom.

Tenure: Freehold EPC Rating: B

£400,000





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postcode not the actual property

The Property Ombudsman

Property Ref: RYN109841 - 0003 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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