



Icknield Walk, Royston, SG8 7LJ

welcome to

Icknield Walk, Royston

A spacious 3 bedroom end-of-terrace family home with good sized garden, garage. and offered with no upward chain. Viewing is recommended at the earliest opportunity.



Door To Entrance Hall

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

Lounge /Diner

18' 5" x 11' 3" (5.61m x 3.43m)

Radiator. Double glazed window to front. Sliding double glazed doors to rear.

Kitchen

14' 5" max x 10' 8" max (4.39m max x 3.25m max)

Comprising stainless steel sink unit with double drainer and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine, wall tiling, built in cupboard, double glazed window to side, double glazed window and door to side.

First Floor Landing

Hatch to loft. Airing cupboard housing gas boiler for domestic hot water and central heating.

Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Over stairs cupboard. Range of double wardrobes and overhead cupboards. Radiator. Double glazed window to front.

Bedroom Two

12' 7" x 7' 5" (3.84m x 2.26m)

Dual aspect room with double glazed windows to front and side.

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)

Radiator. Double glazed window to rear.

Bathroom

Currently fitted with shower, wash hand basin, wall tiling, double glazed window to rear, towel radiator.

Separate W/C

Low flush WC. Double glazed window to rear.

Outside**Rear Garden**

To the rear of the property there is a paved terrace with decorative wall leading through to shaped lawn with fence surround, green house, and wooden shed.

Detached Garage

Detached garage with double doors accessed by shared driveway with further parking.



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welcome to

Icknield Walk, Royston

- Spacious end-of-terrace family home in established residential location.
- 3 bedrooms.
- Dual aspect lounge/diner with separate kitchen.
- Good sized rear garden.
- Detached single garage accessed by shared driveway.

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109967 - 0003

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