



Nought Eastfield Road, Royston, SG8 7ED

welcome to

Nought Eastfield Road, Royston

An opportunity to purchase this beautifully presented and spacious detached family home offering 4 bedrooms, 3 reception rooms, detached home office/family room, garage, and generous off-road parking. Offered in excellent condition throughout, viewing is highly recommended.



Door To Entrance Hall

14' 4" x 10' 7" (4.37m x 3.23m)

Particularly large entrance hall with radiator, double glazed window to front, built in cupboard, wall lighting, turning staircase off to first floor landing.

Cloakroom/Shower Room

Lovely ground floor cloakroom/shower room comprising concealed cistern WC, wash hand basin set into vanity unit with cupboards below, large fully tiled walk-shower cubicle, floor tiling, heated towel radiator, recess lighting.

Lounge

16' 4" x 12' 4" plus door recess (4.98m x 3.76m plus door recess)

Spacious lounge with wood burning stove with hearth and log store below, radiator, double glazed window to front, archways through to dining room.

Dining Room

16' 4" x 8' 10" (4.98m x 2.69m)

Radiator. Double glazed sliding doors to garden room.

Garden Room

12' 10" x 9' 9" (3.91m x 2.97m)

Double glazed double doors and windows to rear.

Kitchen/Breakfast Room

16' 8" x 8' 9" (5.08m x 2.67m)

Lovely fitted kitchen comprising built in oven and hob with extractor hood over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher, double glazed window to rear, floor tiling, radiator.

Utility Room

9' 3" x 8' (2.82m x 2.44m)

Stainless steel sink unit. Generous range of base and wall units. Double glazed windows and doors to rear. Recess lighting. Radiator. Floor tiling.

First Floor Landing

Hatch to loft. Storage cupboard.

Bedroom One

14' 7" x 10' 11" (4.45m x 3.33m)

Built in wardrobes to one wall. Double glazed window to front. Radiator. Door to en-suite.

En-Suite

Suite comprising large walk-in fully tiled shower cubicle with mixer tap shower attachment over, concealed cistern WC, wash hand basin set into vanity units with cupboards below, floor tiling, recess lighting, heated towel radiator, glazed window.

Bedroom Two

14' 6" x 8' 10" (4.42m x 2.69m)

Built in wardrobes. Radiator. Double glazed window to rear.

Bedroom Three

9' x 9' (2.74m x 2.74m)

Built in cupboard. Double glazed window to rear.

Bedroom Four

9' x 7' 9" (2.74m x 2.36m)

Built in cupboard. Double glazed window to rear. Radiator.

Bathroom

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set in vanity unit, wall tiling, recess lighting, heated towel radiator, double glazed window to rear and side.

Outside

Rear Garden

Lovely landscaped rear garden with lawned area with paved borders, fence surround, wooden shed, personal door to garage.

Home Office/Family Room

18' 10" x 14' 5" (5.74m x 4.39m)

Detached home office/family room comprising stainless steel sink unit with mixer taps and work surface surrounds, space and plumbing for dishwasher, built in oven, double glazed window to side, recess lighting, door to en-suite.

En-suite: Comprising low flush WC and wash hand basin.

Garage

19' x 10' 8" (5.79m x 3.25m)

Single garage with roller door. Generous off-road parking to the front.



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welcome to

Nought Eastfield Road, Royston

- Beautifully presented spacious detached family home in sought-after location.
- 4 bedrooms with en-suite to master.
- Separate lounge and dining rooms.
- Lovely fitted kitchen/breakfast room with separate utility.
- Ground floor cloakroom/shower room and lovely garden room.

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers in excess of

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110104 - 0005

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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