



**London Road, Royston, SG8 9EJ**



**welcome to**

## **London Road, Royston**

An opportunity to purchase this well-presented and deceptively spacious four bedroom townhouse offering extremely flexible accommodation and within a short walk of Royston Town Centre. Internal viewing is highly recommended.



### **Door To Entrance Hall**

Stairs to first floor. Radiator. Ceiling coving. Opening onto:

### **Utility Area**

Wall mounted gas fired boiler providing central heating and domestic hot water. Range of base and wall units. Space and plumbing for automatic washing machine. Part tiled walls. Radiator. Double glazed window to front.

### **Bedroom Four/Family Room**

20' 1" x 14' 9" ( 6.12m x 4.50m )

Superb room with scope for many uses. Two radiators. Double glazed door and window to rear. Wall lighting. Built in wardrobes. Door to shower room.

### **Shower Room**

Suite comprising low flush WC, wash hand basin, shower cubicle, wall and floor tiling, heated towel radiator.

### **Staircase To First Floor**

From entrance hall to first floor.

### **Lounge/Diner**

16' 6" x 14' 6" ( 5.03m x 4.42m )

Lovely open plan lounge/diner with three radiators, double glazed doors opening onto balcony, stairs off to second floor, door to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

14' 7" x 10' 4" max ( 4.45m x 3.15m max )

Lovely fitted kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in oven and hob with extractor over, space and plumbing for dishwasher, radiator, double glazed window to front.

### **Balcony**

Lovely balcony overlooking gardens and the rear accessed through the lounge/diner.

### **Staircase From Lounge/Diner**

From lounge/diner to second floor. Skylight window. Built in cupboard.

### **Bedroom One**

14' 10" x 9' 9" ( 4.52m x 2.97m )

Radiator. Double glazed window to front.

### **Bedroom Two**

13' 3" x 8' 4" ( 4.04m x 2.54m )

Radiator. Double glazed window to rear.

### **Bedroom Three**

10' 2" x 6' 2" ( 3.10m x 1.88m )

Radiator. Double glazed window to rear.

### **Bathroom**

Suite comprising large fully tiled walk in shower cubicle with electric shower over, skylight window, concealed cistern WC, wash hand basin set into vanity unit, wall and floor tiling, heated towel radiator.

### **Outside**

#### **Front**

To the front of the property there is a paved patio with fence surround.

#### **Rear**

There is parking space for 2 cars to the rear in front of a banked garden.



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## London Road, Royston

- Well-presented and deceptively spacious town house.
- Within a short walk of Royston Town Centre.
- 3/4 large bedrooms with potential annexe.
- Large open plan lounge/diner opening onto balcony.
- Lovely fitted kitchen/breakfast room.

Tenure: Freehold EPC Rating: C

**£390,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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