



**The Street, Kelshall SG8 9SJ**





**welcome to**

## **The Street, Kelshall**

A beautifully presented extended 4 bedroom semi-detached family home offering spacious and well-proportioned accommodation, lovely good sized garden to rear backing onto open fields, and generous off-road parking to the front. Viewing is highly recommended.



### **Door To Entrance Hall**

Radiator. Understairs storage cupboard. Recess lighting. Stairs off to first floor landing. Doors to:

### **Cloakroom**

Suite comprising concealed cistern WC, wash hand basin with cupboards below, part tiled walls.

### **Lounge**

15' 8" x 12' 9" ( 4.78m x 3.89m )

Spacious lounge with feature wood burning stove with hearth surround and mantle over, radiator, double glazed window to front.

### **Study**

12' 5" x 9' 2" ( 3.78m x 2.79m )

Built in wardrobes with sliding mirrored doors.

Radiator. Double glazed door to side. Velux window.

### **Kitchen/Diner/Family Room**

27' 11" max x 16' 3" max ( 8.51m max x 4.95m max )

Extremely spacious open plan kitchen/diner/family room comprising integrated oven and hob with stainless steel extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, tiled splashback, floor tiling, integrated dishwasher, space for large fridge freezer, twin Velux windows, double glazed windows and double glazed double doors to rear garden, integrates storage to one wall, recess lighting.

### **Utility Room**

9' 2" x 7' 8" ( 2.79m x 2.34m )

Space and plumbing for automatic washing machine and tumble dryer. Range of base and wall units.

Stainless steel sink unit with mixer taps and work surface surrounds. Part tiled walls. Floor tiling.

Double glazed door to side. Radiator. Recess lighting.

### **First Floor Landing**

Double glazed window.

### **Bedroom Two**

10' 10" max x 10' 6" max ( 3.30m max x 3.20m max )

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

### **Bedroom Three**

12' 5" x 10' 6" ( 3.78m x 3.20m )

Radiator. Double glazed window to side.

### **Bedroom Four**

7' 5" x 6' 11" ( 2.26m x 2.11m )

Radiator. Double glazed window to side.

### **Bathroom**

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below. fully tiled walls, floor tiling, recess lighting, double glazed window to side.

### **Second Floor**

Double glazed window.

### **Bedroom One**

11' 4" x 11' 3" ( 3.45m x 3.43m )

Spacious master bedroom with radiator, double glazed double doors to Juliet balcony overlooking the rear with views over open fields, recess lighting. Door to en-suite. Door to dressing room.

### **En-Suite**

Suite comprising large walk in fully tiled shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel radiator, part tiled walls, double glazed window to rear.

### **Dressing Room**

16' 7" x 6' 6" ( 5.05m x 1.98m )

Integrated storage. Twin Velux windows. Radiator.

### **Outside**

#### **Rear Garden**

Large landscaped rear garden with paved terrace leading to lawned area with fence surround and flower beds to borders. Wooden shed. Detached home office/work shop to the end of the garden.

#### **Parking**

To the front of the property there is generous off-road parking for multiple vehicles.



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## **The Street, Kelshall**

- Beautifully presented extended semi-detached family home in sought-after location.
- 4 good sized bedrooms.
- Master bedroom has its own floor and separate en-suite and dressing room.
- Spacious lounge and separate study.
- Large open plan kitchen/diner/family room.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**