

Byron Road, Royston, SG8 7DP



welcome to

Byron Road, Royston

Situated in this sought-after location, a spacious and well-presented 3 bedroom semi-detached family home with 4 reception rooms, lovely fitted kitchen, landscaped rear garden and generous off-road parking. Offered in excellent condition throughout, viewing is highly recommended.













Door To Entrance Porch

Double glazed windows to side.

Lounge

21' 1" x 10' 2" (6.43m x 3.10m) Spacious lounge with feature fireplace brick surround, radiator, double glazed window to front, arch to study.

Study

12' 2" x 7' 8" (3.71m x 2.34m) Radiator. Double glazed window to front. Large built in cupboard. Recess lighting.

Dining Room

16' 1" x 11' 1" (4.90m x 3.38m) Turning staircase to first floor. Wall heater. Archway to sitting room. Arch to kitchen.

Kitchen

18' 6" x 6' 10" (5.64m x 2.08m)

Lovely fitted kitchen comprising 1 1/2 bowl sink unit with mixer taps and work surface surround, range style double oven cooker with gas hob and extractor fan over, generous range of base and wall units, space for fridge freezer and other appliances, space and plumbing for automatic washing machine, tiled splashback, tiled floor, double glazed windows and door to rear garden.

Sitting Room

9' 7" x $\overline{7}$ ' (2.92m x 2.13m) Sliding double glazed door to rear garden. Wall lighting.

First Floor Landing

Hatch to loft.

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m) Range of fitted wardrobes to one wall including overhead storage and bedside tables with alcoves. Radiator. Double glazed window to front.

Bedroom Two

10' x 9' 2" (3.05m x 2.79m) Radiator. Double glazed window to rear. Door to ensuite.

En-Suite

Suite comprising low flush WC, shower cubicle, wash hand basin, wall tiling, recess lighting.

Bedroom Three

9' 6" max x 8' 1" (2.90m max x 2.46m) Radiator. Double glazed window to front.

Bathroom

Suite comprising large shower cubicle, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, radiator, wall tiling, glazed window to rear.

Outside

Rear Garden

Lovely landscaped rear garden with paved patio area, lawned area with flower beds to borders, central pergola, further paved patio area with wooden sheds. fence surround.

Parking

To the front of the property there is a large paved driveway providing generous off-road parking.





welcome to

Byron Road, Royston

- Spacious and extremely well-presented semi-detached family home.
- Within level walking distance of Royston town centre and railway station.
- 3 bedrooms with en-suite to one.
- 4 reception rooms.
- Lovely fitted kitchen.

Tenure: Freehold EPC Rating: Awaited Council Tax Band: C

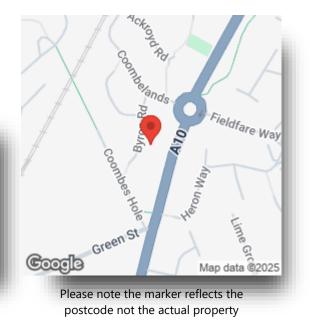
£450,000





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The Property Ombudsman

Property Ref: RYN110234 - 0004 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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