



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 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 en-suite.

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.



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110234 - 0004

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william h brown



01763 242988



royston@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)