



Sun Hill, Royston, SG8 9AU

welcome to

Sun Hill, Royston

An extremely well-presented and much improved 2 double bedroom end of terrace cottage with the benefit of garage, off-road parking, large rear garden, and within a short walk of Royston town centre. Viewing is highly recommended.



Door To Lounge

12' x 10' 6" (3.66m x 3.20m)

Feature fireplace with wood burning stove, part panelled walls, radiator, double glazed window to front.

Kitchen

12' max x 10' 10" max (3.66m max x 3.30m max)

Lovely fitted kitchen comprising built in oven and hob with extractor over, sink with mixer taps and work surface surrounds, generous range of base and wall units, built in fridge/freezer, breakfast bar, wall and floor tiling, double glazed window to rear. Door to staircase leading to basement/cinema room.

Basement/Cinema Room

Ideal as a cinema room/home office, this provides further accommodation and is decorated to a neat standard with heating.

Inner Lobby

Accessed from the kitchen are doors off to the side of the property and the re-fitted bathroom suite.

Bathroom

Suite comprising large tiled walk in shower cubicle, low flush WC, wash hand basin. radiator, wall and floor tiling, double glazed window to rear.

First Floor Landing

Bedroom One

12' max x 10' 1" max (3.66m max x 3.07m max)

Feature fireplace with mantle. Double glazed sash window to front. Radiator.

Bedroom Two

12' x 8' 1" (3.66m x 2.46m)

Radiator. Double glazed sash window to rear.

Outside

Rear Garden

To the rear of the property there is a large rear garden with covered decking area leading down to a predominantly lawned garden with a variety of shrubs and trees to borders, fence surround, gate for access to neighbouring properties.

Garage

Detached garage together with further off-road parking for 2 vehicles.



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welcome to Sun Hill, Royston

- Spacious and extremely well-presented end of terrace cottage.
- 2 double bedrooms.
- Re-fitted kitchen and bathroom.
- Lounge and converted basement cinema room.
- Garage and off-road parking for 2 vehicles.

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

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110272 - 0005

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william h brown



01763 242988



royston@williamhbrown.co.uk



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



williamhbrown.co.uk