



King James Way, Royston, SG8 7EF

welcome to

King James Way, Royston

An opportunity to purchase a spacious extended 3 bedroom detached bungalow with the benefit of large L-shaped lounge and separate dining room, fitted kitchen, lovely gardens to front and rear, single detached garage, off-road parking, and offered with no upward chain.



Door To Entrance Hall

Spacious entrance hall with 3 built in cupboards one of which houses gas boiler for central heating and domestic hot water, radiator, hatch to loft.

Cloakroom/Wc

Comprising low flush WC, wash hand basin, wall and floor tiling, radiator, double glazed window to rear.

Lounge

16' 2" max x 21' 10" max narrowing to 8' 10" (4.93m max x 6.65m max narrowing to 2.69m)

Large L-shaped lounge with feature fireplace with hearth surround and mantle over, 3 radiators, double glazed window to front, arch to dining room, door to kitchen.

Dining Room

13' 11" x 9' 2" (4.24m x 2.79m)

Radiator. Double glazed windows and sliding double glazed doors to rear garden.

Kitchen

11' 6" x 7' 9" (3.51m x 2.36m)

Comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in oven and hob, generous range of base and wall units, built in microwave, space for tumbledryer/dishwasher/fridge freezer, space and plumbing for automatic washing machine, wall tiling, double glazed window to rear. door to side.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

Built in wardrobes. Radiator. Double glazed window to front.

Bedroom Two

10' 3" x 8' 10" max (3.12m x 2.69m max)

Built in wardrobes. Radiator. Double glazed window to front.

Bedroom Three

7' 4" x 6' 9" (2.24m x 2.06m)

Built in wardrobes and cupboards. Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, heated towel rail, wall and floor tiling, double glazed window to rear.

Outside

Rear Garden

There is a good sized enclosed landscaped rear garden with paved patio area leading to lawned area with raised flower bed borders and decorative gravel area, side access, fence and wall surround, wooden shed.

Front Garden

To the front there is a landscaped garden with flower beds.

Garage

There is access to a single garage to the front of the property with off-road parking to the front.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

King James Way, Royston

- Spacious extended and well-proportioned detached bungalow in highly sought-after residential development close to Royston town centre.
- No upward chain.
- 3 bedrooms.
- Spacious L-shaped lounge and separate dining room.
- Fitted kitchen.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110284 - 0006

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