



Hillside, Royston, SG8 9AY

welcome to
Hillside, Royston

An opportunity to purchase a spacious 4 double bedroom detached family home situated very close to Royston town centre and offered with no upward chain, With single integral garage and off-road parking, this property should be viewed at the earliest opportunity.



Door To Entrance Hall.

Double glazed front door.

Cloakroom/Wc

Comprising low flush WC, wash hand basin, part tiled walls, double glazed window to front.

Lounge Area

19' 10" x 12' 9" (6.05m x 3.89m)

Feature gas burner with hearth surround and mantle over. Stairs off to first floor landing. Wall lighting.

Double glazed window to rear.

Dining Area

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window and door to rear. Arch to kitchen.

Kitchen

11' 10" x 8' (3.61m x 2.44m)

Kitchen comprising 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, space for oven and hob, fridge/freezer and dishwasher, space and plumbing for automatic washing machine, part tiled walls, tiled floor, double glazed door and window to side, window to dining area.

Study

9' 3" x 7' 1" (2.82m x 2.16m)

Double glazed window to front.

First Floor Landing

Hatch to loft. Airing cupboard. Double glazed window to side.

Bedroom One

13' x 9' 8" (3.96m x 2.95m)

Plus depth of wardrobes to one wall. Double glazed windows and door to rear balcony.

Bedroom Two

13' 2" x 9' 8" (4.01m x 2.95m)

Double glazed window to front.

Bedroom Three

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed windows and door to rear balcony.

Bedroom Four

12' x 9' 1" (3.66m x 2.77m)

Double glazed window to front.

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, part tiled walls, double glazed window to side.

Outside**Rear Garden**

Lovely secluded rear garden with paved patio area leading to a shaped lawn with flower beds to borders with mature trees throughout, fence surround, gate for side access.

Garage

Single integral garage and block paved driveway providing off-road parking.

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 Hillside, Royston

- Spacious detached family home situated very close to Royston Town centre.
- 4 double bedrooms with 2 leading to rear balcony with views over Royston.
- Large open plan L-shaped lounge/diner.
- Fitted kitchen.
- Study and groundfloor cloakroom/WC.

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110211 - 0006

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