

Mill Road, Royston, SG8 7AH

welcome to

Mill Road, Royston

A lovely three bedroom end-of-terrace character cottage with large open plan lounge/diner situated in this sought-after location within a short walk of Royston Town Centre, Railway Station and Heath. Early internal viewing strongly recommended.

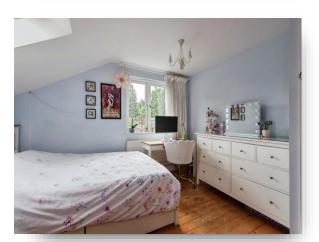












Front Door

Door to lounge/diner.

Lounge/ Diner

18' 7" x 12' 5" (5.66m x 3.78m)

Spacious open plan lounge/diner with feature fireplace with mantle over, radiator, double glazed window to front, turning staircase to first floor landing. Hatch to un-converted cellar which is currently being used as a storage space.

Kitchen

12' 1" x 6' 3" (3.68m x 1.91m)

'L' shaped kitchen with one-and-a-half bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, space and plumbing for dishwasher and for washing machine, radiator, double glazed window to rear.

Bathroom

Suite comprising bath, concealed cistern WC, wash hand basin set into vanity unit, wall and floor tiling towel radiator, double glazed window to rear.

Staircase To First Floor

Turning staircase from lounge/diner to first floor landing with doors to:

Bedroom One

12' 3" max x 11' 8" max (3.73m max x 3.56m max) Built-in wardrobes, radiator, double glazed window to rear, door to en-suite WC. (please note that bedroom one is accessed via bedroom three).

En-Suite WC

Fitted with WC and wash hand basin.

Bedroom Two

12' 5" max x 10' 5" max (3.78m max x 3.17m max) Feature fireplace, radiator, double glazed window to front.

Bedroom Three

9' 8" max x 7' 8" max (2.95m max x 2.34m max) Built-in wardrobe housing combination gas-fired boiler, radiator, over-stairs cupboard, velux window, door to bedroom one.

Outside Rear Garden

Large landscaped rear garden with paved patio leading to large shaped lawn with a range of shrubs and trees to borders. To the far end of the property there is a further paved terrace and garden shed.





welcome to

Mill Road, Royston

- Spacious end-of-terrace character cottage situated in a sought-after residential location.
- Within a short walk of Royston Railway Station, Town Centre and Heath.
- Three bedrooms.
- Large open plan lounge/diner.
- Spacious kitchen.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110365



Property Ref: RYN110365 - 0003 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.



01763 242988



william h brown

royston@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.