



The Warren, Royston, SG8 9EG

welcome to

The Warren, Royston

An opportunity to purchase a spacious and well-presented three bedroom family home located in a secluded cul-de-sac location within easy access of Royston Town Centre, Railway Station and all facilities. Early internal viewing is highly recommended.



Front Door

Door to entrance hall.

Entrance Hall

Spacious entrance hall with staircase off to first floor landing and doors to:

Cloakroom/ Wc

Low-flush WC, wash hand basin, wall and floor tiling, double glazed window to side.

Utility

11' 7" x 8' 9" (3.53m x 2.67m)

Comprising built-in shower cubicle, wash hand basin, wall tiling, space and plumbing for washing machine, range of base and wall units with working surface. Door to integral garage.

Garage

17' 2" x 8' 8" (5.23m x 2.64m)

Staircase To First Floor

Turning staircase from entrance hall to first floor landing.

First Floor Landing

Cupboard, doors to:

Lounge/ Diner

26' 5" x 18' 2" max (8.05m x 5.54m max)

With turning staircase to second floor, feature double glazed full-height windows to front, double glazed bay window to front, feature fireplace with hearth and surround, double glazed window to rear,

Kitchen

9' 4" x 8' 6" max (2.84m x 2.59m max)

Lovely galley kitchen comprising built-in oven and hob with extractor over, stainless steel sink with mixer taps and work surface surrounds, excellent range of base and wall units, serving hatch to lounge/diner, double glazed window to rear, double glazed frosted door opening onto rear garden.

Staircase To Second Floor

Turning staircase from lounge/diner to second floor

landing.

Second Floor Landing

Doors to:

Dressing Room

11' 7" x 7' 6" (3.53m x 2.29m)

Double glazed window to rear, hatch to loft, door to bedroom one.

Bedroom One

11' x 10' 3" (3.35m x 3.12m)

Double glazed window to rear.

Bedroom Two

10' 3" x 9' plus door recess (3.12m x 2.74m plus door recess)

Double glazed window to front.

Bedroom Three

10' 4" x 8' 9" plus alcove (3.15m x 2.67m plus alcove)

Double glazed window to front.

Shower Room

Comprising fully tiled walk-in shower cubicle, low-flush WC, wash hand basin, wall tiling.

Outside

Front Garden

The property has the benefit of off-road parking to front leading through to integral garage with shingle garden directly to the front of the property.

Rear Garden

Low-maintenance enclosed rear garden primarily paved with well-stocked mature beds to side and rear, with fence surround, gate to rear.



view this property online williamhbrown.co.uk/Property/RYN110213



welcome to

The Warren, Royston

- Spacious and well-presented family home.
- Quiet cul-de-sac location within easy access of Royston Town Centre, Railway Station and all facilities.
- Accommodation arranged over three floors.
- Three good-sized bedrooms.
- Kitchen and separate downstairs utility room.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110213



Property Ref:
RYN110213 - 0004

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.

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.



william h brown



01763 242988



royston@williamhbrown.co.uk



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



williamhbrown.co.uk