



King James Way, Royston, SG8 7EF

welcome to

King James Way, Royston

An opportunity to purchase a spacious and well-presented extended 3 bedroom detached family home that is situated in this highly sought-after location close to Royston town centre. With single garage, secluded rear garden, and off-road parking, viewing is highly recommended.



Door To Entrance Lobby

Built in cloaks cupboard. Double glazed window to front. Door to entrance hall.

Entrance Hall

Stairs off to first floor landing with understair storage cupboard. Radiator. Built in cupboard. Doors to:

Cloakroom

Suite comprising low flush WC, wash hand basin, part tiled walls, heated towel rail, built in cupboard, window to side, recess lighting.

Lounge

17' 1" max x 10' 7" max (5.21m max x 3.23m max)

Spacious lounge with feature electric fireplace with remote control, radiator, double glazed window to front.

Arch to music room.

Music Room

10' 11" x 8' 4" (3.33m x 2.54m)

Double doors to kitchen/diner.

Kitchen/Diner

16' 9" x 9' 7" plus door recess (5.11m x 2.92m plus door recess)

Lovely fitted open plan kitchen/diner comprising built in oven and hob with extractor over, 1 1/1 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher, radiator, tiled splashback, recess lighting, double glazed window to rear, sliding double glazed doors to rear garden. Opens onto utility area.

Utility Area

10' 2" max x 8' max (3.10m max x 2.44m max)

Space and plumbing for automatic washing machine and tumble dryer. plumbed in water softener, range of base and wall units. Integrated fridge/freezer. Door to side hall. Door to entrance hall.

Side Hall

Double glazed door and window to side.

First Floor Landing

Hatch to loft which houses gas boiler. Airing cupboard. Double glazed window to side.

Bedroom One

12' max x 11' 1" plus depth of wardrobes (3.66m max x 3.38m plus depth of wardrobes)

Double built in wardrobes to one wall. Radiator. Twin double glazed windows to rear. Door to en-suite.

En-Suite

Suite comprising bath with shower over, wash hand basin set into vanity unit with cupboards below, concealed cistern WC, wall cupboards and mirror, heated towel rail, part tiled walls, double glazed window to side.

Bedroom Two

13' 4" max x 9' max (4.06m max x 2.74m max)

Plus depth of wardrobes.

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

Bedroom Three

10' 5" max x 7' 9" max (3.17m max x 2.36m max)

Fitted cupboards. Radiator. Double glazed window to front.

Bathroom

Suite comprising shower cubicle, low flush WC, wash hand basin set into vanity unit with cupboards below, part tiled walls, heated towel rail, double glazed window to side.

Outside Garage

To the side of the property there is a single garage with light and power, with covered side hall in between. Infront of this is a large paved driveway providing off-road parking.

Rear Garden

To the rear there is a lovely secluded rear garden with paved patio area to the side leading to landscaped lawn with flower beds to borders, fence surround, gate for side access, and shed. Access to garage.



view this property online williamhbrown.co.uk/Property/RYN110474



welcome to

King James Way, Royston

- Spacious and well-presented extended detached family home.
- Highly sought-after location close to Royston town centre.
- 3 good sized bedrooms with en-suite to principal.
- Lounge leading through to music room.
- Lovely open plan fitted kitchen/diner with adjoining utility.

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

£670,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN110474](https://www.williamhbrown.co.uk/Property/RYN110474)



Property Ref:
RYN110474 - 0005

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](https://www.williamhbrown.co.uk)