



**Greengage Rise, Melbourn, SG8 6DS**



**welcome to**

## **Greengage Rise, Melbourn**

A spacious and well-presented 3-bedroom extended family home on a sought-after residential development, with 3 reception rooms, fitted kitchen, good sized rear garden, integral single garage, and off-road parking. Offered with no upward chain, viewing is highly recommended.



### **Door To Entrance Hall**

Stairs off to first floor landing. Radiator. Built in cloaks cupboard. Door to lounge.

### **Lounge**

16' 2" max x 12' 4" max ( 4.93m max x 3.76m max )

Built in cupboard. Radiator. Double glazed window to front. Wall lighting. Arch to dining Area.

### **Dining Area**

10' 11" x 7' 11" ( 3.33m x 2.41m )

Radiator. Double glazed window to rear. Arch to kitchen.

### **Kitchen**

10' 11" x 7' 6" ( 3.33m x 2.29m )

Fitted kitchen comprising built in oven and hob, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, integral appliances such as fridge/freezer, washing machine and dishwasher, wall and floor tiling, double glazed window to rear, door to study.

### **Study**

11' 7" x 6' 10" plus door recess ( 3.53m x 2.08m plus door recess )

Double glazed door to rear garden. Door to garage.

### **First Floor Landing**

Hatch to loft. Window to side. Doors to:

### **Bedroom One**

15' 3" max x 8' 10" ( 4.65m max x 2.69m )

Radiator. Double glazed window to front.

### **Bedroom Two**

9' 3" max x 9' 1" max ( 2.82m max x 2.77m max )

Radiator. Airing cupboard. Double glazed window to rear.

### **Bedroom Three**

9' 11" max x 6' 6" ( 3.02m max x 1.98m )

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

### **Bathroom**

Suite comprising bath with shower over, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, wall and floor tiling, heated towel rail, recess lighting, window to rear.

### **Outside**

#### **Rear Garden**

Good sized rear garden with paved patio area with space for garden furniture, landscaped lawned area with decorative borders, flower beds to end of garden, and fence surround.

#### **Front Garden**

Small garden to front with lawned area and flower beds. Paved path leading to property.

### **Garage And Parking**

There is a single integral garage to side with driveway to front providing off-road parking.



***view this property online*** [williamhbrown.co.uk/Property/RYN110559](http://williamhbrown.co.uk/Property/RYN110559)



welcome to

## Greengage Rise, Melbourn

- Spacious and well-presented 3 bedroom extended family home on sought-after residential development.
- No upward chain.
- Separate lounge and dining rooms.
- Fitted kitchen and study.
- Good sized rear garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN110559](https://williamhbrown.co.uk/Property/RYN110559)



Property Ref:  
RYN110559 - 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](mailto:royston@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**