

Dog Kennel Lane, Royston, SG8 7AB



welcome to

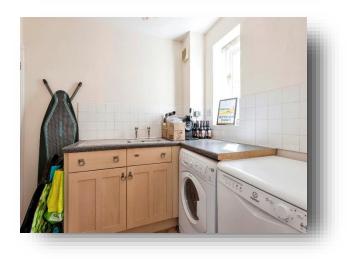
Dog Kennel Lane, Royston

Situated within Royston town centre, an extremely attractive mews style two-bedroom semi-detached family home that is well-presented throughout and within few minutes level walking distance of Royston railway station. The property has the benefit of parking to the front, attractive courtyard garden.













Door To Entrance Hall

Part glazed door to entrance hall, double radiator, stairs off to first floor landing.

Lounge/Diner

16' 6" max x 11' 6" max (5.03m max x 3.51m max) Feature fireplace with wood burning stove, hearth, surround and mantle over, double glazed windows to front and side, radiator, coving.

Kitchen/Breakfast Room.

13' 6" x 10' 2" (4.11m x 3.10m)

Lovely dual aspect kitchen/breakfast room with built in oven and hob with extractor over, one and half bowel sink with mixer taps, work surface surrounds, generous range of base and wall units, wall tiling, windows to rear and side, casement door to rear garden, double radiator, cupboard housing gas boiler for central heating and domestic hot water, door to utility room.

Utility Room

Stainless steel sink with work surface surrounds, range of base units, space and plumbing for automatic washing machine and for tumble dryer, understairs cupboard, window to rear.

First Floor Landing

Built in cupboard, hatch to loft.

Bedroom 1

13' 5" max x 10' max (4.09m max x 3.05m max) Radiator, window to rear, ceiling coving, door to ensuite.

Ensuite/Shower Room

Suite comprising shower cubicle, low flush w/c, wash hand basin, radiator, wall tiling, window to rear.

Bedroom 2

10' 8" x 10' 1" (3.25m x 3.07m) Radiator, window to front.

Family Bathroom

Suite comprising bath with telephone style shower attachment over, low flush w/c, wash hand basin, wall tiling, radiator, window to side.

Outside

The property benefits from car parking/hard standing to the front, side pedestrian access to attractive enclosed courtyard rear garden.

Rear Garden

Secluded rear garden with paved patio leading to lawned area with a variety of trees and shrubs, with a wooden shed to one corner of the garden.





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Dog Kennel Lane, Royston

- Attractive semi-detached two-bedroom mews style family home.
- Town centre location.
- Private courtyard development.
- Gas fired central heating.
- Car parking to front.

Tenure: Freehold EPC Rating: C

£400,000





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Property Ref: RYN109591 - 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.

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