



JR
JOSHUA REED



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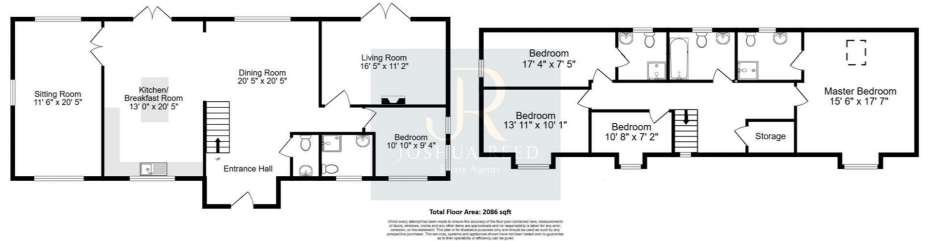


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5 Bed House - Detached
located in

JR
JOSHUA REED
Estate Agents

2 Lower Gower Road
 Royston
 SG8 5EA



£775,000

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SUMMARY

A truly fabulous five bedroom detached property that has been extended and meticulously renovated throughout from the high spec bespoke kitchen to the luxury bathrooms to the handmade switches and door handles. The property is nicely situated on a corner plot that is within walking distance to Royston Town Centre and the Train Station.

The living accommodation flows seemingly providing great space and light throughout. Initially, you are greeted with an impressive entrance hallway leading into the dining room that is open plan to a high specification luxury kitchen complete with integrated appliances, a great area for entertaining. Furthermore to the ground floor, there are two great size reception rooms, cloakroom and bedroom with luxury ensuite, ideal for multigenerational living.

To the first floor you'll find a fantastic principle bedroom with luxury ensuite, bedroom two also with luxury ensuite with two further bedrooms and family bathroom. Further points to add include, brand new high efficiency combi boiler, brand new carpets, flooring and windows, extra insulation as been put into the build to improve energy efficiency.

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	