



BROWN & CO

2 Lilburn Avenue



- 2 Lilburn Avenue-

Royston | Hertfordshire | SG8 7FH

A well presented and thoughtfully designed three bedroom semi-detached home occupying a highly sought after position within this thriving market town.

Property Highlights

Three bedroom semi detached home - 3 years of structural NHBC warranty remaining - Generous driveway parking area - Constructed 2019 - Convenient access to local amenities and transport links - Well presented throughout - Highly sought-after residential location

House

Ground Floor: Entrance hallway – Living room - Kitchen diner – Guest cloakroom

First Floor: Landing – Principal bedroom - En-suite shower room - Bedroom two - Bedroom three - Family bathroom

Total: 866 sq. ft. (80 sq. m)



DETAILED DESCRIPTION

A much improved three bedroom semi detached home, originally constructed to a high specification within this popular residential development. The well planned and stylishly presented accommodation extends to approximately 866 sq. ft. over two floors and is complemented by ample off road parking and a private west facing rear garden.

The property is approached via a block paved road leading to a driveway providing off-road parking. A pathway leads to the entrance door, bordered by a well maintained lawn, decorative slate planting area, and established shrubbery. Further benefits include an external tap and attractive leafy outlooks to the front.

The fully enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn. A covered patio seating area and decked terrace provide excellent outdoor entertaining space, whilst further features include a selection of established trees, gated side access, a storage shed, and external lighting.

LOCATION

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.





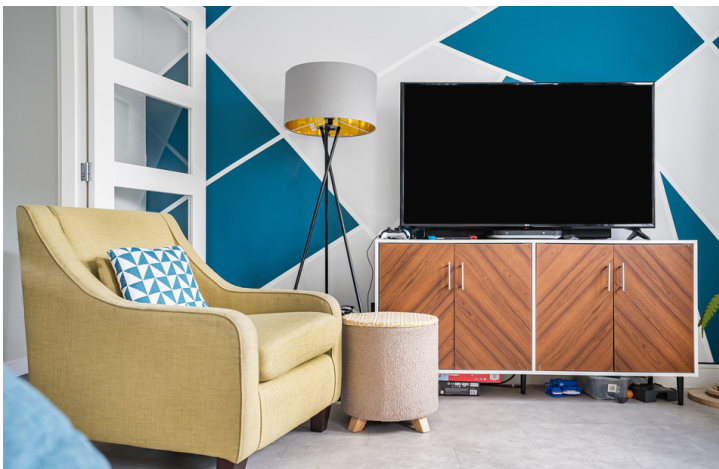
ACCOMMODATION GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, doors to

LIVING ROOM

With window to the rear aspect, under stairs storage cupboard, glazed panelled double to kitchen diner



KITCHEN BREAKFAST ROOM

With window to the front aspect, range of matching eye and base level units, worktop with inset sink and half with drainer and chrome mixer tap over, inset four ring gas hob with extractor hood over, integrated appliances include washing machine and dishwasher, space for fridge freezer



GUEST CLOAKROOM

With window to the front aspect, low level wc with eco flush button and pedestal wash basin with chrome mixer tap

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, door to

EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and walk in shower enclosure with glass and chrome sliding door, part tiled walls, tiled floor

BEDROOM TWO

With window to the front aspect

BEDROOM THREE

With window to the rear aspect

FAMILY BATHROOM

With window to the front aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin and panelled bath with mixer tap and wall mounted shower head attachment over, part tiled walls, tiled floor, chrome heated towel rail

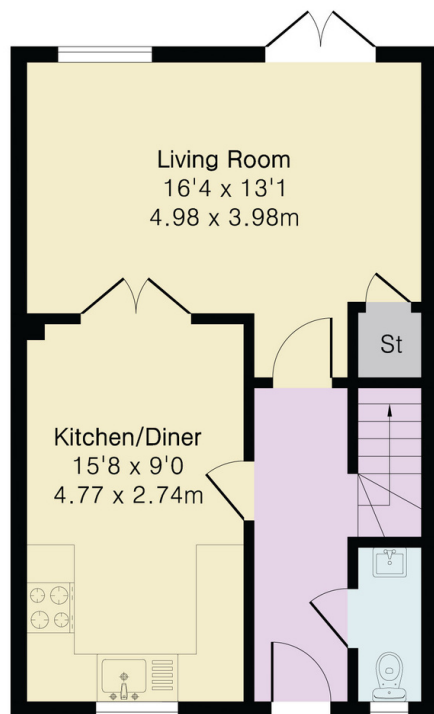




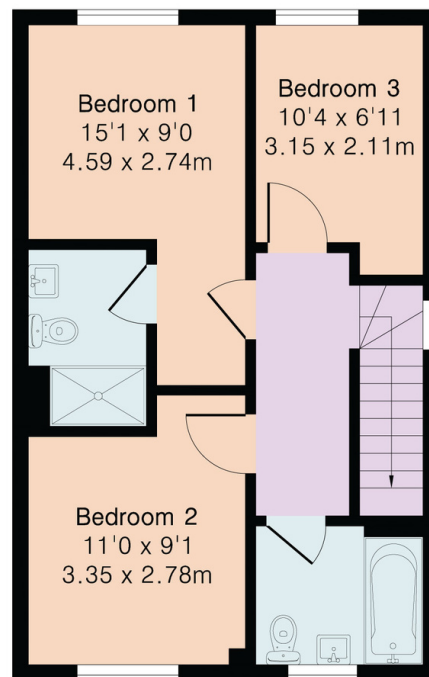
Approximate Gross Internal Area 866 sq ft - 80 sq m

Ground Floor Area 433 sq ft – 40 sq m

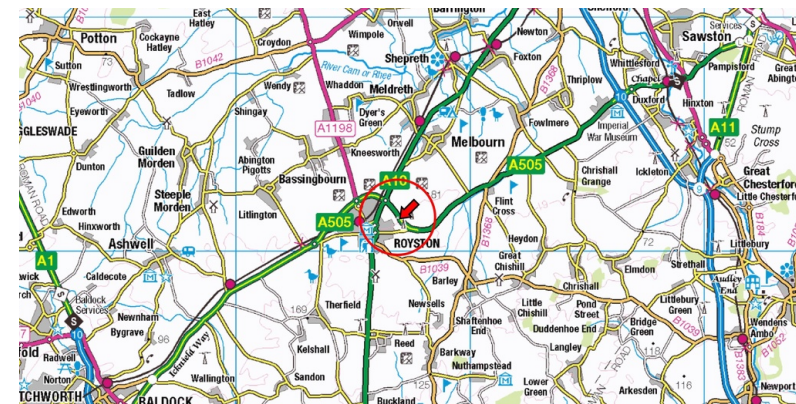
First Floor Area 433 sq ft – 40 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: Mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating

Council Tax Band: D

EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: HD584962. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Additional Charges: The property is accessed via a private road, which is not maintained by the local authority. A management company is in place, with an annual service charge of approximately £292 per annum payable towards the maintenance and upkeep of the road and communal areas.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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