



**Grenfell Gardens, Royston, SG8 5FT**

**welcome to**

**Grenfell Gardens, Royston**

Situated on this sought-after residential development, an extremely spacious townhouse with accommodation arranged over 3 floors including 4 good sized bedrooms, 2 receptions, open plan kitchen/diner, gardens to front and rear, and 2 allocated parking spaces. Viewing is highly recommended.



### **Door To Entrance Hall**

Spacious ground floor entrance hall with stairs off to first floor landing, radiator, doors to:

### **Cloakroom**

Suite comprising low flush WC, wash hand basin, radiator.

### **Study/Bedroom 5**

10' 6" x 9' max ( 3.20m x 2.74m max )  
Radiator. Double glazed window to front.

### **Kitchen/Diner**

20' 1" max x 16' 2" max ( 6.12m max x 4.93m max )  
Spacious open plan fitted kitchen/diner with the kitchen area comprising 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, built in oven and gas hob with ceiling extractor hood over, generous range of base and wall units. built in cupboard, built in fridge/freezer, built in dishwasher, tiled floor, recess lighting.  
In the dining area there are 2 radiators, built in cupboard, double glazed windows and double doors to rear garden.

### **First Floor Landing**

Staircase from ground floor to first floor landing. Stairs off to second floor landing. Doors to:

### **Lounge**

17' 8" max x 16' 3" ( 5.38m max x 4.95m )  
Spacious dual aspect lounge with 2 radiators and twin double glazed windows to rear.

### **Bedroom One**

16' 3" x 11' 9" max ( 4.95m x 3.58m max )  
Double glazed windows to front. Radiator. Door to en-suite.

### **En-Suite**

Suite comprising low flush WC. wash hand basin, bath, heated towel rail, wall and floor tiling, recess lighting.

### **Second Floor Landing**

Staircase from first floor landing. Hatch to loft. Built in cupboard. Double glazed window to side. Doors to:

### **Bedroom Two**

13' 1" max x 12' 6" max ( 3.99m max x 3.81m max )  
Radiator. Double glazed window to front. Door to en-suite.

### **En-Suite**

Suite comprising shower cubicle, low flush WC, wash hand basin, heated towel rail, wall and floor tiling, recess lighting, glazed window to side.

### **Bedroom Three**

15' 5" x 8' 1" ( 4.70m x 2.46m )  
Radiator. Double glazed window to rear. Door to Jack&Jill bathroom.

### **Bathroom**

Suite comprising panel bath, low flush WC, wash hand basin, wall and floor tiling, recess lighting.

### **Bedroom Four**

12' x 7' ( 3.66m x 2.13m )  
Radiator. Double glazed window to rear.

### **Outside**

#### **Front Garden**

To the front of the property there is a large lawn area with paved pathway leading up to the property.

#### **Rear Garden**

To the rear there is a lovely enclosed rear garden with paved patio area leading to lawned area with fence surround and wooden shed,

### **Parking**

There are 2 allocated parking spaces.



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## Grenfell Gardens, Royston

- Extremely spacious townhouse situated on this highly sought-after development.
- 4/5 bedrooms with 2 en-suites.
- Spacious open plan fitted kitchen/diner.
- Ground floor cloakroom and study/bedroom 5.
- Dual aspect lounge.

Tenure: Freehold EPC Rating: A

Council Tax Band: E

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110442 - 0006

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