



Curlew Crescent, Royston SG8 7XP

welcome to

Curlew Crescent, Royston

A rarely available detached bungalow in a quiet cul-de-sac location, offered with immediate vacant possession and conveniently situated for the town centre and mainline railway station.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Entered via wooden door to the front aspect, double glazed obscured window to the front aspect, doors leading to two storage cupboards, wall mounted electric box, coving to ceiling, radiator and doors leading to all rooms.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl sink and drainer unit with mixer tap over, tiling to splashback areas, integrated water softener, integrated electric double oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge, small breakfast bar with storage, spotlights to ceiling, radiator, double glazed window to the side aspect and door leading to utility room.

Utility Room

Base units with worksurface over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, radiator, door leading to downstairs WC and double glazed door to the rear aspect leading to rear garden.

Cloakroom

Suite comprising wash hand basin, low level WC, partly tiled and double glazed obscured window to the rear aspect.

Dining Room

Double glazed Sliding Patio doors to the rear aspect leading to rear garden, coving to ceiling and radiator.

Lounge

Double glazed sliding doors to the rear aspect, gas fireplace with surround and mantel over and hearth, coving to ceiling and radiator.





Bedroom One

Double glazed window to the side aspect, built in wardrobes, coving to ceiling, radiator and door leading to En Suite.

En Suite

Four piece suite comprising shower cubicle, wash hand basin, low level WC, bidet, partly tiled, radiator, spotlights to ceiling and double glazed obscured window to the rear aspect.

Bedroom Two

Double glazed window to the rear aspect, built in wardrobes and overhead storage, coving to ceiling and radiator.

Bedroom Three/ Study

Double glazed box Bay window, coving to ceiling and radiator.

Bathroom

Suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, radiator, partly tiled and double glazed obscured window to the front aspect.



Externally

Front

Open frontage mainly laid to lawn with pathway leading to front door and driveway to the side aspect leading to single garage providing off road parking.

Rear Garden

Large rear garden mainly laid to lawn which is a well planted mature garden and not overlooked, paved patio area for seating, summer house and filly enclosed with timber fencing.

Garage

Up and over door to single garage providing off road parking with power and lighting connected.



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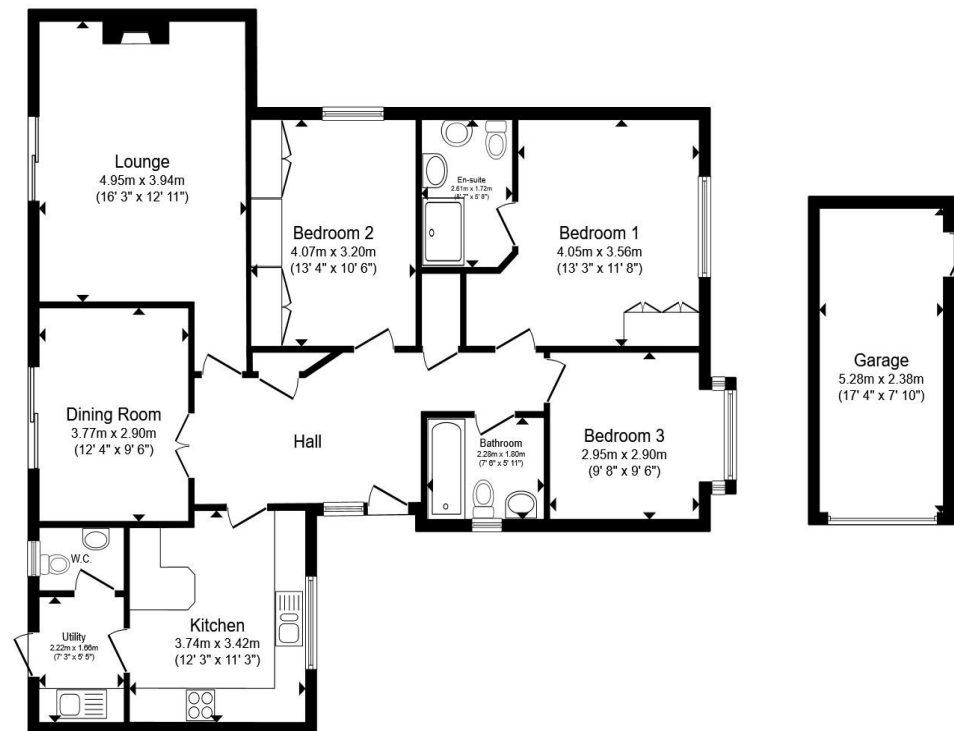
Curlew Crescent, Royston

- Spacious Detached Bungalow
- Quiet Cul-de-Sac Location
- Easy Access to Royston Town Centre
- Immediate Vacant Possession Offered
- Good-Sized Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£655,000



Floor Plan 1

Garage

Total floor area 128.6 m² (1,384 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
RYN110644 - 0004

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