



The Green, Royston, SG8 7AD

welcome to

The Green, Royston

Offered with no upward chain, an extremely spacious 3 double bedroom detached home within a few minutes walking distance of Royston town centre, with attractive gardens, detached double garage and shared driveway providing off-road parking.



Door To Entrance Hall

Solid front door to entrance hall, turning staircase to first floor, attractive wooden flooring, radiator, recess lighting.

Cloak Room/ Wc

Brand new re-fitted suite comprising concealed cistern W/C, granite wash hand basin with cupboards below, radiator. recess lighting, herringbone tiled flooring, window to side.

Study

5' 1" x 4' 8" (1.55m x 1.42m)

Radiator, fitted desk and shelving unit, double glazed window to front.

Lounge

20' 6" x 14' max (6.25m x 4.27m max)

Attractive double glazed bay window to front, inset space for a fireplace, radiator, wall lighting, radiator, recess lighting.

Kitchen/Dining Room

16' 10" x 11' 3" (5.13m x 3.43m)

Bright open plan kitchen/diner/breakfast room with 1 1/2 bowl sink unit with mixer taps and granite work surface surrounds, built in oven and gas hob with stainless steel extractor hood over, range of base and wall units, large fridge/freezer, built in dishwasher, radiator, recess lighting, door to utility room, opens onto family/garden room.

Garden Room

11' 5" x 10' 4" (3.48m x 3.15m)

Attractive vaulted ceiling with recess lighting, radiator, double glazed windows and door to outside, ceramic tile floor.

Utility Room

Inset sink unit with cupboards below with working surfaces, wall mounted boiler, part tiled walls, ceramic tiled floor, Automatic washing machine & dryer, door to outside.

First Floor/Landing

Airing cupboard. Hatch to loft. Window to side.

Doors to:

Bedroom One

15' 6" max x 11' 7" max (4.72m max x 3.53m max)

Fitted double wardrobes to one wall. Radiator.

Vellum windows. Decorative arch window. Door to en-suite.

Ensuite

Comprising concealed cistern W/C, inset wash hand basin with wooden work surfaces to side and cupboards below, fully tiled shower cubicle, heated towel rail, recess lighting, ceramic tiled floor, part tiled walls, recess lighting, extractor fan.

Bedroom Two

14' max x 8' 11" (4.27m max x 2.72m)

Radiator. Double glazed window to front.

Bedroom Three

11' x 8' (3.35m x 2.44m)

Radiator. Double glazed window to front.

Family Bathroom

Brand new recently installed suite comprising low flush W/C, inset wash hand basin with vanity unit below, panel enclosed bath with shower attachment over and glazed shower screen, part tiled walls, ceramic tiled flooring, heated towel rail, window to rear.

Outside

The property is accessed by a shared driveway providing off-road parking.

Rear Garden

Enclosed rear garden with paved patio areas with lawned area with well-stocked flower beds, fence surround, gate for side access.

Detached Garage

Electric power connected.



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welcome to

The Green, Royston

- Extremely spacious 3 double bedroom detached family home in the heart of Royston.
- Spacious lounge and separate study.
- Lovely fitted kitchen/diner with separate utility room, opening onto bright garden room.
- Enclosed rear garden.
- Detached double garage and off-road parking.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£630,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110788 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)