



Armingford Crescent, Melbourn, SG8 6NG



welcome to

Armingford Crescent, Melbourn

A fantastic opportunity to purchase this extremely well-presented 4 bedroom detached family home with 3 reception rooms, large fitted kitchen, good sized rear garden, integral garage, and off-road parking. Situated on a quiet cul-de-sac location overlooking well-kept green, viewing is recommended.



Door To Entrance Hall

Radiator. Stairs off to first floor landing with understair storage cupboard. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Part tiled walls. Radiator. Window to side.

Kitchen

14' 2" x 10' 7" (4.32m x 3.23m)
Spacious kitchen comprising built in oven and gas hob with extractor over, sink unit with mixer taps and work surface surrounds, generous range of base and wall units, integral dishwasher, space for large fridge/freezer, space and plumbing for automatic washing machine, floor tiling, part tiled walls, recess lighting, door to side.

Lounge

16' 8" x 10' 10" (5.08m x 3.30m)
Lovely lounge with feature fireplace with hearth surround and mantle over, dado rail, radiator. double glazed window to front, arch to dining room.

Dining Room

10' 10" x 10' 7" (3.30m x 3.23m)
Radiator. Dado rail. Double doors to garden room.

Garden Room

11' 1" x 10' 2" (3.38m x 3.10m)
Bright garden room with feature free standing log burner, floor tiling, recess lighting, double glazed doors and windows to rear garden.

First Floor Landing

Hatch to loft. Airing cupboard. Doors too:

Bedroom One

16' 7" x 11' plus depth of wardrobe (5.05m x 3.35m plus depth of wardrobe)
Fitted wardrobes and storage to 2 walls. Radiator. Double glazed window to front. Door to en-suite.

En-Suite

Lovely re-fitted suite comprising shower cubicle, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, heated towel rail, wall and floor tiling, recess lighting, window to front.

Bedroom Two

15' 1" max x 10' 11" max (4.60m max x 3.33m max)
Radiator. Double glazed window to front.

Bedroom Three

13' 2" x 7' 7" max (4.01m x 2.31m max)
Built in wardrobe. Radiator. Double glazed window to rear.

Bedroom Four

10' 11" x 7' 7" (3.33m x 2.31m)
Radiator. Double glazed window to rear.

Bathroom

Suite comprising large fully tiled walk-in shower cubicle, concealed cistern WC, wash hand basin with storage below, heated towel rail, floor tiling, recess lighting, double glazed window to rear.

Outside

Rear Garden

To the rear of the property there is a lovely landscaped rear garden with paved patio area with space for garden furniture perfect for entertaining, lawned area with mature trees, detached summerhouse, fence surround, and gate for side access.

Front Garden

There is a further garden to front with flower beds and overlooks communal green.

Garage

18' 7" x 8' 10" max (5.66m x 2.69m max)
There is a single integral garage to side with driveway to front providing off-road parking.



view this property online williamhbrown.co.uk/Property/RYN110657



welcome to

Armingford Crescent, Melbourn

- Extremely well-presented detached family home in quiet cul-de-sac location.
- 4 double bedrooms with en-suite to principal.
- 3 reception rooms.
- Lovely fitted kitchen.
- Good sized rear garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110657



Property Ref:
RYN110657 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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