



**Browning Close, Royston, SG8 7EY**



**welcome to**

## **Browning Close, Royston**

An extremely spacious and well-presented four bedroom townhouse with the benefit of three car parking spaces to side, maintenance free rear garden and spacious family accommodation. Early internal viewing strongly recommended.



### **Door To Entrance Hall**

Part-glazed front door to entrance hall with stairs off to first floor. Radiator.

### **Study**

9' x 8' 3" ( 2.74m x 2.51m )

Cupboard housing gas boiler supplying domestic hot water and radiators. TV point. Radiator.

### **Cloakroom**

Low-flush WC. Wash hand basin. Part tiled walls. Radiator.

### **Kitchen/ Dining Room**

18' 3" x 14' 5" ( 5.56m x 4.39m )

Inset sink unit with drawers and cupboards under. Excellent range of base and wall cupboards with adequate working surfaces. Fitted dishwasher and washing machine. Fridge/freezer. Bi-fold doors to rear garden. Large under-stairs storage cupboard. Staircase to first floor.

### **Staircase To First Floor**

Staircase from dining room to first floor landing. Doors to:

### **First Floor Landing**

Radiator. Staircase to second floor landing.

### **Lounge**

14' 5" x 11' 2" ( 4.39m x 3.40m )

TV point. Radiators.

### **Bedroom Two**

16' 4" x 9' 2" ( 4.98m x 2.79m )

Radiator. Fitted wardrobes to one wall. Access to loft space.

### **Bedroom Three**

9' 7" x 14' 2" ( 2.92m x 4.32m )

Radiator. Fitted double wardrobe.

### **Family Bathroom**

Modern suite comprising low-flush WC, wash hand basin, panel enclosed bath with shower attachment

over and heated towel rail.

### **Staircase To Second Floor**

Staircase from first floor landing to second floor.

### **Second Floor Landing**

Doors to:

### **Bedroom One**

16' 7" x 14' 2" ( 5.05m x 4.32m )

Radiator. Walk-in wardrobe with fitted wardrobes to each wall.

### **En-Suite**

En-suite shower room comprising low-flush WC, pedestal wash hand basin, fully tiled shower cubicle and heated towel rail.

### **Bedroom Four**

14' 5" x 9' 8" ( 4.39m x 2.95m )

Radiator.

### **Outside**

#### **Front Garden**

The property benefits from gardens to both the front and rear of the property with the front garden containing mature shrubs and side pedestrian access to enclosed rear garden.

#### **Rear Garden**

Enclosed rear garden with large patio area. Maintenance-free lawn with flower borders.

### **Parking**

Car parking to side for three vehicles.

### **Agent's Note**

Early internal viewing of this spacious and well-proportioned family home is strongly recommended.



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## Browning Close, Royston

- Spacious four bedroom family townhouse.
- Extremely well-presented throughout.
- Three car parking spaces to side.
- Quiet cul-de-sac location.
- Early internal viewing strongly recommended.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



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



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