



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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welcome to

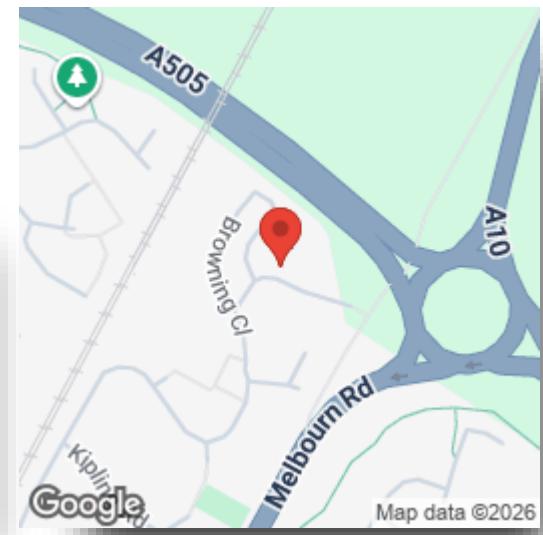
Browning Close, Royston

- 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



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