



Aintree Road, Royston, SG8 9JE

welcome to

Aintree Road, Royston

An opportunity to purchase this extended three-bedroom semi-detached home situated on the popular Ridings Development. The property benefits from two reception rooms, landscaped rear garden and driveway to front.



Porch

Recently constructed porch with fully tiled floor. Glazed door to entrance hall.

Entrance Hall

Radiator. Staircase to first floor.

Lounge

15' 4" max x 12' 10" (4.67m max x 3.91m)

Understairs cupboard. Radiator. Double glazed window to front.

Dining Room

16' x 8' 11" (4.88m x 2.72m)

Double glazed window and French doors to rear. radiator.

Kitchen

10' 11" x 8' 10" (3.33m x 2.69m)

Lovely kitchen with a range of fitted base and wall units with work surfaces over. Inset sink unit with mixer tap. Integrated electric oven with gas hob and extractor hood over. Space and plumbing for washing machine and tumble dryer. Radiator. Door to rear garden and internal door to garage.

First Floor Landing

Hatch to loft. Frosted window to side.

Bedroom One

13' 1" x 9' 2" (3.99m x 2.79m)

Double glazed window to rear. Radiator.

Bedroom Two

11' 7" max x 9' 2" (3.53m max x 2.79m)

Storage cupboard. Radiator. Double glazed window to front.

Bedroom Three

7' 9" max x 6' 6" (2.36m max x 1.98m)

Radiator. Window to front. Storage cupboard over stairs.

Bathroom

Three piece suit comprising an L-shaped bath with electric shower over and glazed door, wash hand basin set into vanity unit and low flush W/C. Fully tiled walls. Double glazed frosted window to rear.

Rear Garden

A beautiful low maintenance landscaped rear garden with an artificial lawn, integrated raised beds and a spacious patio area.

Garage And Parking

Block paved driveway providing parking for 2 cars. Single garage with up and over door which offers potential for conversion (STP).



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welcome to

Aintree Road, Royston

- Three bedroom extended semi-detached family home.
- Immaculately presented throughout.
- Two reception rooms.
- Recently landscaped low-maintenance rear garden.
- Garage and off-street parking.

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110465 - 0005

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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)