



Melbourn Road, Royston, SG8 7DG

welcome to

Melbourn Road, Royston

An extremely well-presented 2 double bedroom detached bungalow with lovely secluded rear garden, generous off-road parking, and located within walking distance to Royston town centre and railway station. Viewing highly recommended.



Door To Entrance Hall

Radiator. Parquet flooring. Hatch to loft. Storage cupboard. Doors to:

Lounge

12' 10" x 11' 11" into bay window (3.91m x 3.63m into bay window)

Feature electric fireplace with hearth, surround, and mantle over. Double glazed bay window to front and window to side. Radiator. Parquet flooring.

Kitchen/Diner

19' 2" x 11' 7" max (5.84m x 3.53m max)

Lovely open plan fitted kitchen/diner comprising built in oven and hob, 1 1/2 stainless steel sink unit with mixer taps and work surface surround, generous range of base and wall units, integrated dishwasher and space for other appliances, feature fireplace with a wood-burning stove and tiled hearth, breakfast bar, radiator, double glazed triple bi-fold doors to rear garden, double glazed window to sides, door to side, floor tiling, pendant lighting.

Bedroom One

14' 2" x 11' 11" into bay window (4.32m x 3.63m into bay window)

Radiator. Double glazed bay window to front.

Bedroom Two

12' x 9' 1" max (3.66m x 2.77m max)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising large walk-in shower cubicle, bath, low flush WC, wash hand basin, heated towel rail, wall tiling, extractor fan, twin double glazed windows to rear, recess lighting.

Outside

Flower beds to borders with a variety of shrubs and enclosed by mature hedge.

Rear Garden

Lovely enclosed rear garden with gravel/patio areas, shaped landscaped lawn area with raised flower beds to borders, wooden shed, gate for side access, and detached summer house to the end of the garden. The garden is secluded and enclosed by wall and fencing, and offers ample space for garden furniture.

Detached Summer House

9' 11" x 5' 10" (3.02m x 1.78m)

Parking

Large driveway to front providing generous off-road parking for numerous vehicles.



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Melbourn Road, Royston

- Extremely well-presented detached bungalow.
- 2 double bedrooms.
- Open plan fitted kitchen/dining room.
- Spacious lounge.
- Lovely secluded rear garden with detached summerhouse.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110811 - 0002

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