

Icknield Walk, Royston, SG8 7JU

william h brown

welcome to

Icknield Walk, Royston

A deceptively spacious extended three-bedroom detached family home with large gardens and a detached home office, situated in this popular residential location. Viewing is highly recommended at the earliest opportunity.













Entrance Hall
Part glazed entrance door. Stairs rising to first floor landing.

Cloakroom
Suite comprising low flush WC and wash hand basin. Double glazed window to side aspect.

Lounge
Double glazed window to front aspect.

Kitchen / Dining / Family Room
A particularly spacious open-plan room forming the heart of the home. Fitted with a generous range of base and wall-mounted units with complementary work surfaces and built-in storage cupboards. Double glazed windows and doors provide excellent natural light with views and access to the garden. Door to:

Utility Room
Double glazed doors to front and rear aspects.

First Floor Landing
Stairs rising from entrance hall.

Bedroom One
Double glazed window to front aspect.

Dressing Room
A spacious dressing room accessed from Bedroom One, with double glazed window to rear aspect.

Bedroom Two
Double glazed window to front aspect.

Bedroom Three
Double glazed window to rear aspect.

Family Bathroom
Suite comprising panel enclosed bath with shower over, low flush WC and wash hand basin. Heated towel radiator, wall tiling and double glazed window to front aspect.

Outside
Rear Garden
A large secluded rear garden, predominantly laid to lawn with a variety of shrub and flower borders.

Detached Home Office / Studio
A useful detached building with double glazed doors opening onto the garden.

Shower Room
Suite comprising shower cubicle, low flush WC and wash hand basin.

Garage & Parking
Single garage and off-road parking.

Agent Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Icknield Walk, Royston

- Deceptively spacious detached family home in a popular location
- Three good-sized bedrooms and dressing room
- Superb open-plan kitchen/dining/family room
- Separate lounge
- Ground floor cloakroom and utility room

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

£475,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110998

The Property Ombudsman

Property Ref:
RYN110998 - 0003

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.

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