

Curlew Crescent, Royston SG8 7XP

william
h brown

welcome to

Curlew Crescent, Royston

A rarely available detached bungalow in a quiet cul-de-sac location, offered with immediate vacant possession and conveniently situated for the town centre and mainline railway station.













Agents Note
"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."

Entrance Hall
Entered via wooden door to the front aspect, double glazed obscured window to the front aspect, doors leading to two storage cupboards, wall mounted electric box, coving to ceiling, radiator and doors leading to all rooms.

Kitchen
Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl sink and drainer unit with mixer tap over, tiling to splashback areas, integrated water softener, integrated electric double oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge, small breakfast bar with storage, spotlights to ceiling, radiator, double glazed window to the side aspect and door leading to utility room.

Utility Room
Base units with worksurface over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for fridge/ freezer, plumbing for washing machine, wall mounted boiler, radiator, door leading to downstairs WC and double glazed door to the rear aspect leading to rear garden.

Cloakroom
Suite comprising wash hand basin, low level WC, partly tiled and double glazed obscured window to the rear aspect.

Dining Room
Double glazed Sliding Patio doors to the rear aspect leading to rear garden, coving to ceiling and radiator.

Lounge
Double glazed sliding doors to the rear aspect, gas fireplace with surround and mantel over and hearth, coving to ceiling and radiator.

Bedroom One
Double glazed window to the side aspect, built in wardrobes, coving to ceiling, radiator and door leading to En Suite.

En Suite
Four piece suite comprising shower cubicle, wash hand basin, low level WC, bidet, partly tiled, radiator, spotlights to ceiling and double glazed obscured window to the rear aspect.

Bedroom Two
Double glazed window to the rear aspect, built in wardrobes and overhead storage, coving to ceiling and radiator.

Bedroom Three/ Study
Double glazed box Bay window, coving to ceiling and radiator.

Bathroom
Suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, radiator, partly tiled and double glazed obscured window to the front aspect.

Externally
Front
Open frontage mainly laid to lawn with pathway leading to front door and driveway to the side aspect leading to single garage providing off road parking.

Rear Garden
Large rear garden mainly laid to lawn which is a well planted mature garden and not overlooked, paved patio area for seating, summer house and filly enclosed with timber fencing.

Garage
Up and over door to single garage providing off road parking with power and lighting connected.



view this property online williamhbrown.co.uk/Property/RYN110644



welcome to

Curlew Crescent, Royston

- Spacious Detached Bungalow
- Quiet Cul-de-Sac Location
- Easy Access to Royston Town Centre
- Immediate Vacant Possession Offered
- Good-Sized Rear Garden

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

£650,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110644

The Property Ombudsman

Property Ref:
RYN110644 - 0006

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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