



Briary Lane, Royston, SG8 9BX

welcome to

Briary Lane, Royston

An extremely well-presented detached family home offering up to 5 double bedrooms, 3 reception room, large secluded rear garden, and off-road parking to front. Located within walking distance of Royston town centre, viewing is highly recommended.



Door To Entrance Hall

Radiator. Wood flooring. Stairs off to first floor landing. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Small understair cupboard. Floor tiling.

Lounge

16' 4" x 14' 2" (4.98m x 4.32m)

Bright lounge with feature fireplace with log burner, hearth and TV mantle over, radiator, decorative wall lighting, double glazed French doors to rear garden. Steps leading to reception area.

Reception Room

11' 3" x 10' 6" (3.43m x 3.20m)

Radiator. Decorative wall lighting. Steps leading to lounge area.

Dining Room

14' 2" x 9' 5" max (4.32m x 2.87m max)

Twin built in cupboards. Radiator. Double glazed door and window to side. Arch to kitchen.

Kitchen

14' 2" x 11' 5" max (4.32m x 3.48m max)

Lovely fitted kitchen comprising built in Range cooker with stainless steel extractor over, stainless steel butler sink unit with mixer taps and work surface surrounds, generous range of base and wall units, integral dishwasher, space for large fridge/freezer, space and plumbing for automatic washing machine, double glazed windows to side and rear, skylight window, recess lighting, floor tiling, arch to dining room.

Bedroom Two/ Reception Room

13' 5" x 12' 10" max (4.09m x 3.91m max)

Decorative twin fitted storage and shelving. Double glazed bay window to front. Radiator.

Bedroom Three/ Reception Room

13' 4" x 12' 10" max (4.06m x 3.91m max)

Double glazed bay window to front. Radiator. Built in cupboard.

First Floor Landing

Hatch to loft. Radiator. Double glazed window to front. Doors to:

Bedroom One

12' 8" x 11' 11" max (3.86m x 3.63m max)

Fitted double wardrobes. Double glazed windows to side and rear. Steps leading to en-suite.

En-Suite

Comprising shower cubicle, concealed cistern WC, was hand basin with storage below, heated towel rail, base units providing storage, floor tiling, window.

Bedroom Four

14' 8" x 11' (4.47m x 3.35m)

Radiator. Double glazed window to front.

Bedroom Five

13' 9" x 10' 11" (4.19m x 3.33m)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising shower cubicle, free standing bath, concealed cistern WC, wash hand basin set into unit with cupboards below, heated towel rail, wall and floor tiling, double glazed window to front.

Outside

Driveway to front providing off-road parking for up to 3 vehicles.

Rear Garden

Beautifully presented large rear garden with paved patio area leading to large lawned area with mature flower beds to borders, fence surround, and path to side leading to gate for side access. The garden is secluded and offers ample space for garden furniture, perfect for entertaining.



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welcome to

Briary Lane, Royston

- Extremely well-presented detached family home located within walking distance of Royston town centre and Therfield Heath.
- 2 round floor double bedrooms/receptions and 3 first floor double bedrooms.
- 3 further reception rooms.
- Lovely fitted kitchen.
- Large secluded rear garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110771 - 0002

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