

Housman Avenue, Royston, SG8 5DW

william h brown

welcome to

Housman Avenue, Royston

Well-presented extended three double bedroom detached home located in a popular residential area. Featuring a modern kitchen with open plan family room, ground floor shower room, spacious lounge, private garden to rear and off-street parking for three cars. Viewing is highly recommended.













Entrance Hall
Entered via Composite door to the front aspect and doors leading to:

Shower Room
Suite comprising walk in shower, low flush WC and wash hand basin, fitted vanity unit with mirror above, recess lighting, fully tiled, radiator and double glazed obscured window to side aspect.

Study
Double glazed window to the front aspect, radiator and door leading to storage room.

Storage Room
Door leading from Study and door leading to utility room.

Utility Room
Plumbing for washing machine, space for tumble dryer and wall mounted boiler.

Lounge
Double glazed bay window to the front aspect, stairs rising to first floor landing, under stairs storage cupboard, radiator and double doors leading to Kitchen/Dining Room.

Kitchen/ Dining/ Family Room
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric double Rangemaster oven with five ring gas hob and extractor hood over, integrated dishwasher, integrated fridge, integrated wine cooler, kickboard lighting, spotlights to ceiling, two radiators, two double glazed windows to the rear aspect, Velux windows and double glazed French doors to the side leading to rear garden.

First Floor Landing
Stairs rising from lounge, access to loft space and doors leading to all rooms.

Bedroom One
Double glazed window to the front aspect, coving to ceiling and radiator.

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

Bedroom Three
Double glazed window to the front aspect and radiator.

Bathroom
Suite comprising bath with mixer tap and additional shower head over with glass shower door, wash hand basin with mixer tap over, low level WC, partly tiled, door to airing cupboard housing hot water tank and double glazed obscured window to the rear aspect.

Outside
Front
Open frontage mainly laid with blocked paving to provide off road parking for multiple vehicles.

Rear Garden
Mainly laid to with a paved seating area, a decked seating area to the rear aspect, large garden shed and fully enclosed with timber fencing with side gated access.

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."

welcome to

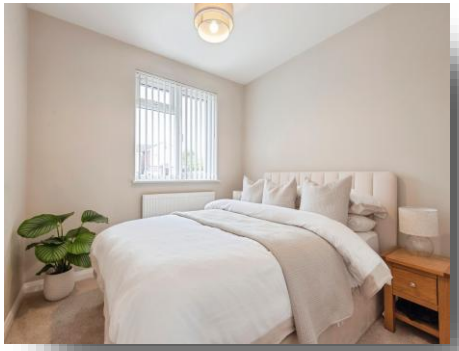
Housman Avenue, Royston

- Three bedroom family home in a popular residential location.
- Spacious and well-maintained family home.
- Open plan kitchen/dining/family room.
- Extended to the rear.
- Family bathroom and downstairs shower room.

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

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

£460,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN110903

The Property Ombudsman

Property Ref:
RYN110903 - 0005

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