



18, Kingsway

Royston,

Hertfordshire, SG8 5EG

Freehold - Guide Price £600,000

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properties

We are delighted to present this substantial 2-3 bedroom chalet bungalow to the market at a guide price of £600,000. Positioned on an extremely generous plot and consisting of sizable internal space, this home offers tremendous scope for future development (STPP). Kingsway comprises of entrance hallway, wc, bathroom, kitchen, dining room, lounge and separate sitting room (potential third bedroom) to the ground floor. The first floor includes a bright landing with two double bedroom with built in storage space. Externally you will find an enormous driveway allowing parking for plenty of vehicles and a large rear garden with two garages and an outbuilding.

This home also benefits from a desirable location, being only a short walk from Royston Train Station, which offers direct links to both London and Cambridge, making it ideal for commuters. Royston town centre is just a short walk away making it extremely easy to enjoy all local amenities.

- SCOPE FOR ALTERATIONS (STPP)
- AMPLE PARKING
- DINING ROOM
- COUNCIL TAX BAND D
- GENEROUS PLOT
- TWO GARAGES
- POTENTIAL 3RD BEDROOM
- EPC RATING F



Ground Floor

Entrance Hallway

7' 4" x 12' 3" (2.24m x 3.73m)

Double glazed window to front aspect, laminate flooring, stairs to first floor, under stairs storage cupboard.

Cloakroom

5' 0" x 2' 11" (1.52m x 0.89m)

Double glazed window to side aspect, WC.

Lounge

22' 5" x 9' 5" (6.83m x 2.87m)

Two double glazed sliding doors to rear aspect, access to rear garden, carpeted flooring.

Kitchen

10' 10" x 13' 0" (3.30m x 3.96m)

Double glazed window to side and rear aspect, built in storage cupboard, vinyl flooring, range of wall mounted and base level units with work surface over.

Bathroom

8' 5" x 5' 10" (2.57m x 1.78m)

Double glazed window to front aspect, wash hand basin, bath, tiled walls, vinyl flooring.

Dining Room

9' 5" x 12' 6" (2.87m x 3.81m)

Double glazed window to front aspect, carpeted flooring.



Sitting Room

7' 7" x 12' 3" (2.31m x 3.73m)

Double glazed window to front and side aspect, door to side alleyway, vinyl flooring.

First Floor

Landing

6' 1" x 13' 9" (1.85m x 4.19m)

Double glazed window to front aspect, carpeted flooring, built in storage cupboard.

Bedroom One

14' 7" x 10' 11" (4.45m x 3.33m)

Double glazed window to side aspect, carpeted flooring, built in storage cupboard.

Bedroom Two

Double glazed window to side aspect, carpeted flooring.



External

Outbuilding

10' 3" x 7' 1" (3.12m x 2.16m)

Single Garage

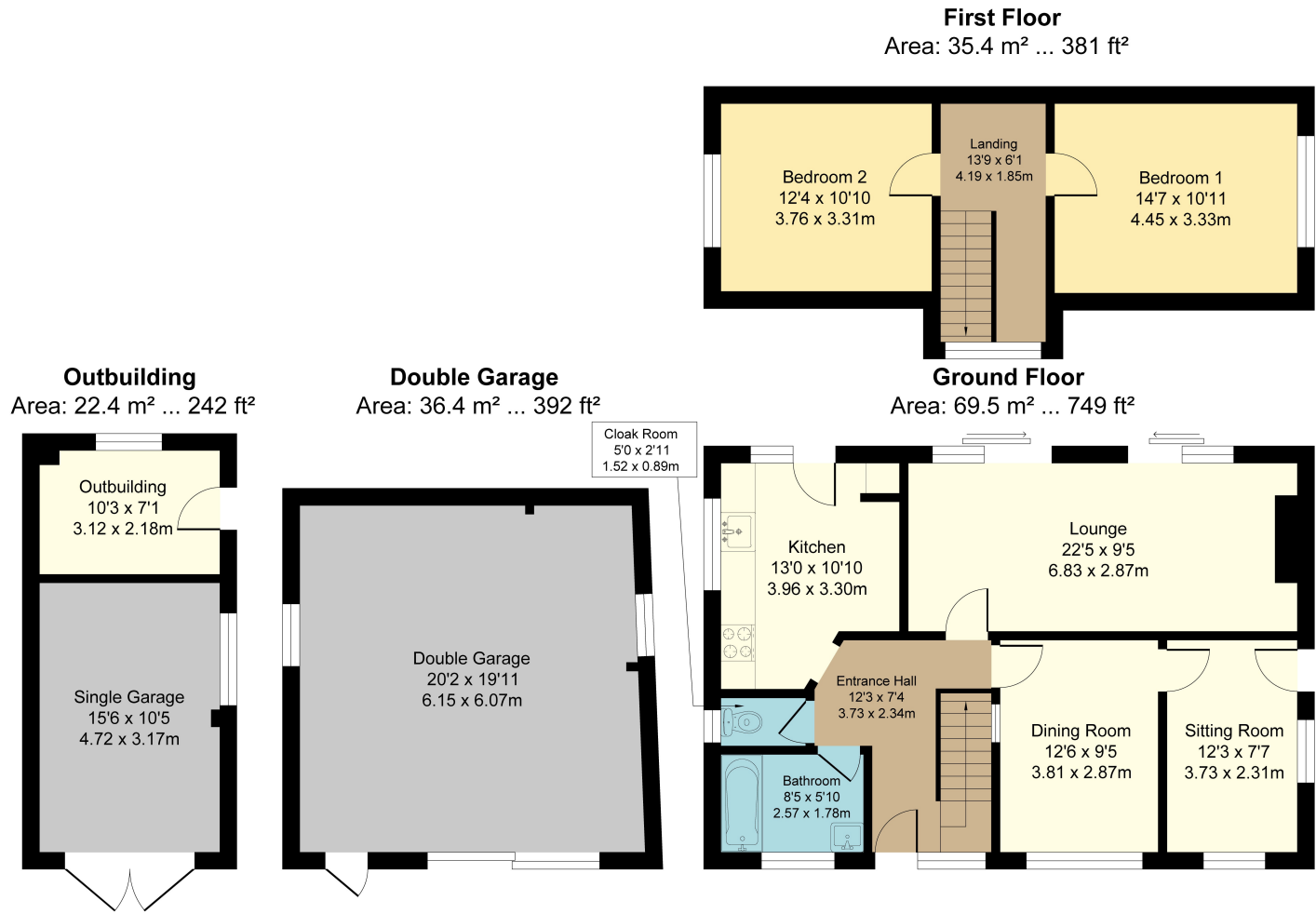
10' 5" x 15' 6" (3.17m x 4.72m)

Double Garage

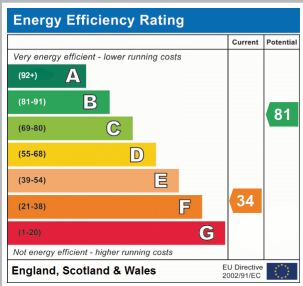
20' 2" x 19' 11" (6.15m x 6.07m)







Total Area: 163.7 m² ... 1764 ft²
All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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