



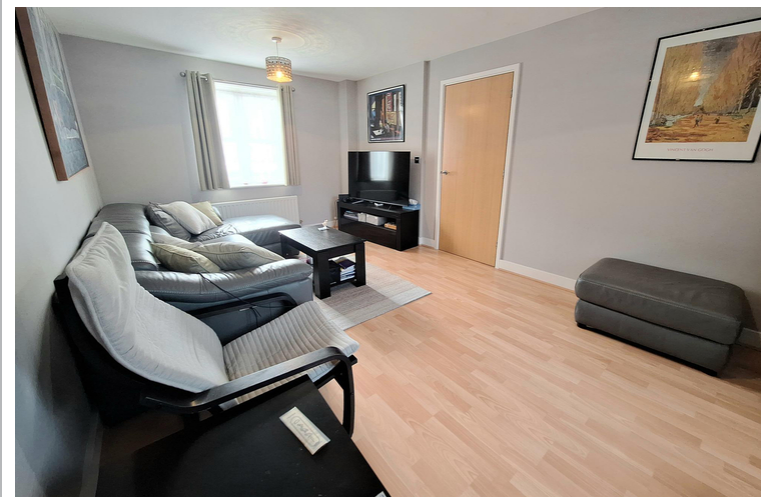
Laurie Lane

Royston,
Hertfordshire, SG8 5FW
£400,000

country
properties

This fantastically positioned 4-bedroom end-of-terrace family home is situated in a popular location within Royston. This superbly spacious and well-proportioned property boasts fantastic living space throughout. The property is within walking distance of excellent town centre amenities and benefits from solar panels and comprises; an open-plan kitchen/dining room, a dual-aspect living room, a downstairs WC. To the first floor is a family bathroom and en-suite to the master and externally a private rear garden, and off-road parking for 2 cars viewing highly recommended.

- FOUR BEDROOMS
- END OF TERRACE
- OPEN PLAN KITCHEN/BREAKFAST
- DOWNSTAIRS WC
- THREE FURTHER BEDROOMS
- REAR GARDEN
- OFF ROAD PARKING
- CURRENT NHBC CERTIFICATE
- POPULAR DEVELOPMENT
- DUAL ASPECT LOUNGE
- MASTER WITH EN-SUITE
- FAMILY BATHROOM
- WALKING DISTANCE TO SCHOOLS AND AMENITIES
- COUNCIL TAX BAND D / EPC RATING B



Entrance Hall

Laminate flooring, radiator, stairs rising to first floor, built in cupboard, doors to:-

Cloak Room

Low level WC, vanity wash hand basin with mixer tap over and cupboard under, tiled splash back, window to front aspect, radiator, tiled flooring.

Lounge

17' 03" x 10' 06" (5.26m x 3.20m)

Laminate flooring, two radiator, windows to front and rear aspect.

Kitchen

13' 00" x 8' 05" (3.96m x 2.57m)

Matching range of wall and base units of cupboards and drawers with integrated fridge/freezer, dishwasher, washing machine and electric oven with complementing work surfaces over with an inset five ring gas hob and extractor over, one and a half bowl sink with drainer and mixer tap over, cupboard housing wall mounted gas boiler, tiling to one wall, tiled flooring, sunken ceiling spot lights, window to front aspect.

Dining Room

12' 09" x 10' 08" (3.89m x 3.25m)

Laminate flooring, two radiators, window to rear aspect, door with side panel to the garden.

First Floor

Landing

Window to rear aspect, loft hatch, airing cupboard with hot water tank, doors to:

Bedroom Two

Window to rear aspect, radiator, ceiling spot lights.

Bedroom One

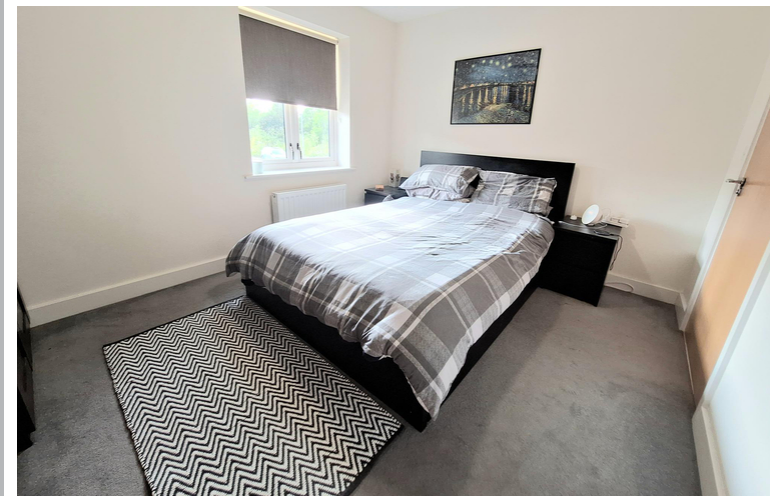
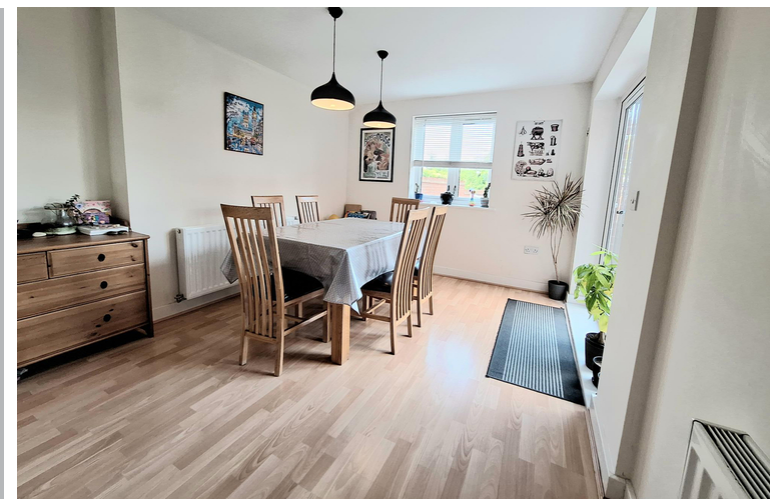
12' 03" x Narrowing to 10' 09" x 9' 07"

(3.73m x Narrowing to 3.28m x 2.92m)

Window to front aspect, radiator, door to:

En-Suite

Double shower cubicle, low level WC, tiled flooring, towel radiator, pedestal wash hand basin with mixer tap over, tiling to all walls, sunken ceiling spot lights.



Bedroom Four

10' 07" x 7' 09" (3.23m x 2.36m)

Window to rear aspect, radiator.

Bedroom Three

10' 01" x 8' 05" x 6' 04" (3.07m x 2.57m x 1.93m)

Window to front aspect, radiator.

Bathroom

Panelled bath with mixer tap and shower attachment over, low level WC, pedestal hand basin with mixer tap over, towel radiator, window to front aspect, sunken ceiling spot lights, tiled flooring, tiling to all walls.

External

Front: Two block paved parking spaces, area laid to lawn, purple slate and hedge borders, outside tap.

Rear Garden: Patio, mainly laid to lawn, brick wall and fence boundaries, gated side access, outside light.



Agent's Notes

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45-minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston





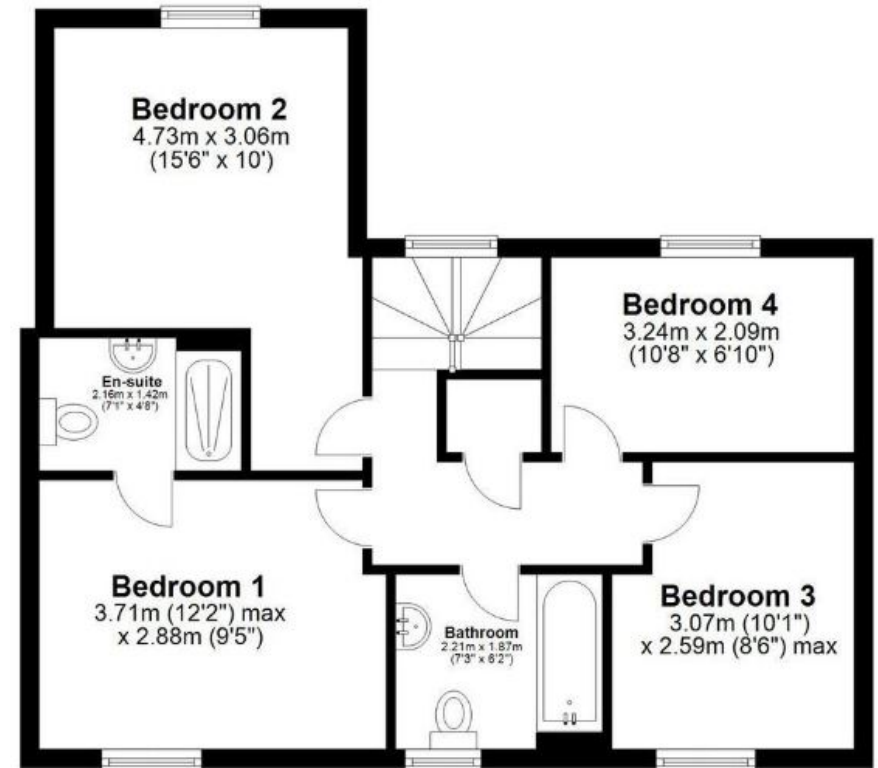
Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 107.8 sq. metres (1160.3 sq. feet)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(82+) A	90 91
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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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