



# 6, Thomas Way

Royston,  
Hertfordshire, SG8 5UT  
OIEO £550,000

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properties

This fantastically positioned detached family home in a quiet cul-de sac location within Royston. This superbly spacious and well proportioned property boasts fantastic living space throughout. The property comprises; entrance area leading into the dining room/family room, kitchen/breakfast room, lounge, conservatory, the converted garage now used as a study/office, separate utility room and a downstairs WC, to the first floor accommodation are 4 excellent sized double bedrooms, en-suite to master and a modern fitted family bathroom. Externally to the property is a block paved driveway for 2 vehicles and a pretty front garden, and to the rear is a fully enclosed private rear garden mainly laid to lawn.

- Fantastically positioned detached family home
- Master en-suite and family bathroom
- Separate conservatory
- Downstairs WC
- 4 Large double bedrooms
- 3 Reception rooms
- Kitchen/breakfast room and separate utility
- Driveway for 2 cars



## Ground Floor

### Entrance

Entrance via an obscure double glazed uPVC door, obscure uPVC window to the side aspect, stairs to the first floor, access into the converted garage, opens into the dining/family room.

### Dining Room/Family Room

17' 9" into bay x 15' 3" (5.41m x 4.65m)  
Large bay with a uPVC double glazed large bay window, radiator, heating controls, access to the kitchen/breakfast room, lounge and converted garage, large opening under the stairs, engineered wooden flooring, plenty of double sockets, smoke detector.

## Kitchen/Breakfast Room

14' 5" x 8' 5" into doorway (4.39m x 2.57m)  
Large uPVC double glazed window to the rear aspect, obscure uPVC double glazed door leading to the side providing access to the front and rear of the property, two radiator, breakfast bar area with tiled splash back and roll edge work top, wall units above housing the combination boiler, smoke detector, matching wall and base units with a roll edge work top, stainless steel sink and drainer, tiled splash back, plenty of double sockets, space and plumbing for a dishwasher and space for a tall free standing fridge/freezer, double oven, gas 4 ring hob with cooker hood above and tiled flooring.

### Lounge

14' 7" x 11' 5" (4.45m x 3.48m)  
Engineered wooden flooring, uPVC double glazed patio sliding doors into the conservatory, radiator, plenty of double sockets.

### Conservatory

9' 9" max x 9' 9" max (2.97m x 2.97m)  
Engineered wooden flooring, radiator, plenty of double sockets, half brick built with double glazed uPVC windows to both sides and the rear, patio double glazed doors to the side aspect leading onto the rear garden.

## Converted Garage/Study

10' 1" x 7' 10" (3.07m x 2.39m)

Access from the entrance, a versatile space currently used as a study, large uPVC double glazed window to the front aspect, radiator, plenty of double sockets, access into the utility space.

## Utility Room

7' 9" x 5' 6" (2.36m x 1.68m)

Radiator, countertop with space and plumbing for a washing machine and tumble dryer, plenty of double sockets, smoke detector, leads into the downstairs WC. A versatile room that could be changed into a downstairs shower room.

## Downstairs WC

Partially tiled, low level flush WC, extractor fan, wash and basin with vanity.

## First Floor

### Landing

Smoke detector, loft hatch, access to all first floor accommodation.

### Master Bedroom

12' 0" x 11' 11" (3.66m x 3.63m)

Two large double glazed uPVC windows to the front aspect, radiator, built in wardrobe with hanging rails, access to the en-suite.

### En-suite

A modern and stylish en-suite comprising of; obscure uPVC double glazed window to the side aspect, partially tiled, extractor fan, wash hand basin with vanity unit, low level flush WC, radiator, large shower with mains shower.

### Bedroom Two

10' 6" x 9' 0" (3.20m x 2.74m)

Large uPVC double glazed window to the rear aspect, radiator, plenty of double sockets, built in wardrobe.

### Bedroom Three

13' 2" into recess x 8' 2" (4.01m x 2.49m)

uPVC double glazed window to the front aspect, built in shelves with a hanging rail into the recess, radiator, plenty of double sockets.

### Bedroom Four

10' 6" into recess x 7' 9" (3.20m x 2.36m)

Large recess with built in storage, hanging rails and shelves, uPVC double glazed window to the rear aspect, radiator.

### Family Bathroom

Modern and stylish family bathroom with an obscure uPVC double glazed window to the rear aspect, extractor fan, low level flush WC, large sink and vanity unit, heated towel rail into radiator, partially tiled, bath with mains shower above, fully tiled above bath and shower.

### External

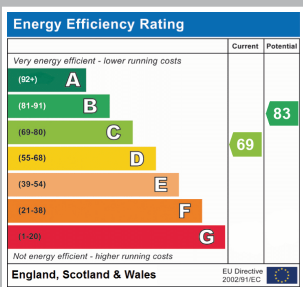
#### Rear Garden

Access from the side door from the kitchen and patio doors from the conservatory, good sized patio area with pathway leading to the front of the property, power points and lighting, fully enclosed via fence to all sides, mainly laid to lawn with a border of shrubs and trees to each side, to the bottom of the garden is a small patio area with a small vegetable plot and shed, outside tap.

#### Front

Block paved driveway providing off road parking for 2 cars, front garden which is mainly laid to lawn and surrounded by shrubs and trees, pathway leading to the rear garden.





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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