



19, London Road

Royston,

Hertfordshire, SG8 9EJ

Guide Price **£365,000**

country
properties

A very well presented and particularly spacious 3/4 bedroom town house offering versatile accommodation and located in central Royston within walking distance to all town centre amenities.

- Three Good Sized Bedrooms
- Large Fourth Bedroom with Shower Room
- Well Presented Throughout
- Town Centre Location
- Two Allocated Parking Spaces
- Chain Free

Ground Floor

Entrance Hall

Radiator. Stairs to first floor, doors to:

Utility

10' 4" x 7' 2" (3.15m x 2.18m) Radiator. Two windows to front aspect. Wall mounted and base level units with work surface over. Space for washing machine and freezer. Wall mounted gas boiler. Door to:-

Gym/Bedroom Four

16' 5" x 14' 6" (5.00m x 4.42m) Two radiators. Window to front aspect. Large under stairs storage cupboard. External door to rear. Door to:

Shower Room

WC. Wash hand basin. Heated towel radiator. Shower cubicle.

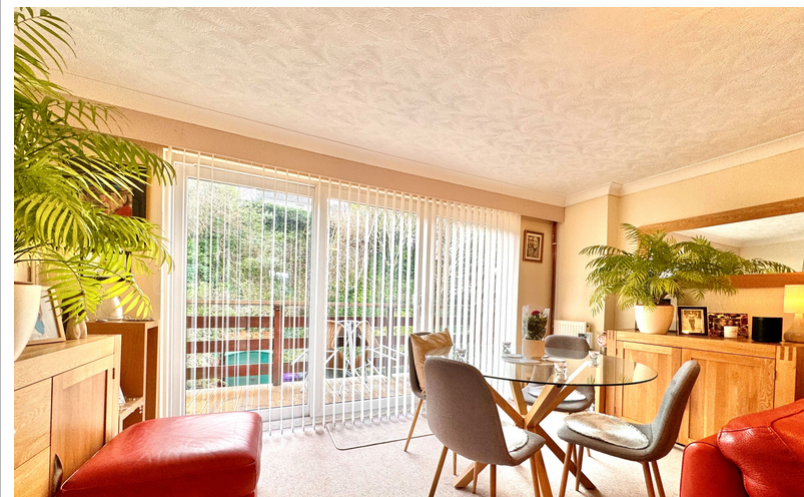
First Floor

Lounge/Diner

23' 0" x 14' 8" (7.01m x 4.47m) Three radiators. Sliding doors to balcony. Stairs to first floor. Door to kitchen.

Kitchen

14' 8" x 9' 4" (4.47m x 2.84m) Two windows to front aspect. Radiator. Range of wall mounted and base level units with work surface over. Inset sink/drain. Space for fridge/freezer and dishwasher. Cooker with extractor over.



Second Floor

Landing

Roof light. Airing cupboard housing Megaflow tank. Doors to:

Bedroom One

14' 8" x 9' 6" (4.47m x 2.90m) Two windows to front aspect. Radiator.

Bedroom Two

13' 3" x 8' 4" (4.04m x 2.54m) Window to rear aspect. Radiator.

Bedroom Three

10' 2" x 6' 2" (3.10m x 1.88m) Window to rear aspect. Radiator.

Bathroom

Roof light. Heated towel radiator. Wash hand basin. WC. Double shower cubicle.

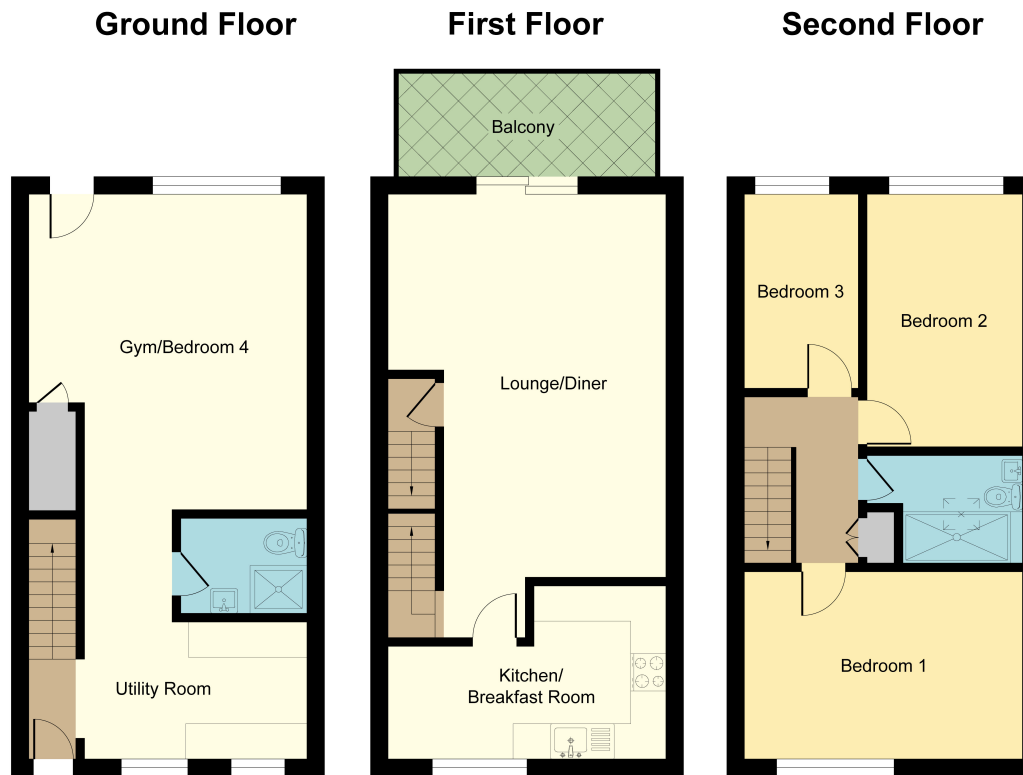
External

Front: Enclosed patio area to front leading to front door.

Rear: Two allocated parking spaces to rear. Steeped garden.

Balcony: Large balcony providing seating area to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(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 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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