



19, Field Crescent

Royston,
Hertfordshire, SG8 7JZ
Freehold OIEO £325,000

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properties

This three bedroom semi-detached home is situated on a fantastic size plot with bundles of potential to extend to the rear subject to planning. The property offers double glazing throughout and comprises; entrance hallway, spacious lounge/diner, kitchen with separate utility room and a downstairs WC. To the first floor accommodation are three good size bedrooms, family bathroom and separate WC. Externally, the property boasts a large fully enclosed rear garden and a driveway to the front. Viewing is highly advised!

- Semi-detached family home
- Three good size bedrooms
- Spacious lounge/diner
- Family bathroom & downstairs WC
- Large rear garden with potential to extend (STPP)
- Off road parking
- Council Tax Band C
- EPC Rating C

Accommodation

Entrance Hall

Double glazed front door, panel window to the side, radiator, stairs rising to the first floor, smoke alarm, door to:

Lounge

18' 6" x 11' 5" (5.64m x 3.48m)
Double glazed windows to the front and rear aspect, two radiators, wooden door to:

Kitchen

10' 8" x 9' 1" (3.25m x 2.77m)
Range of wall and base level units with work surfaces over, inset sink, tiled splash back, space and plumbing for a washing machine, cooker, radiator, built in storage cupboard housing the electric meter and consumer unit, carbon monoxide alarm, uPVC double glazed window to the rear aspect, door to:

Utility

7' 4" x 4' 11" (2.24m x 1.50m)
Double glazed door and window to the side aspect, space and plumbing for a tumble dryer, tall fridge/freezer, door to:

Cloakroom

Enclosed coupled WC, wall mounted wash hand basin, radiator, wall mounted extractor fan.



First Floor

Landing

Loft hatch, boiler cupboard housing the gas fired boiler.

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)

Double glazed window to the front aspect, built in wardrobe, radiator.

Bedroom Two

12' 9" x 7' 5" (3.89m x 2.26m)

Double glazed windows to the front and side aspect, radiator.

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)

Double glazed window to the rear aspect, radiator.

Bathroom

Wash hand basin with pedestal, panelled bath with shower attachment above, tiled splash back, radiator, double glazed frosted window to the rear aspect.

Separate WC

WC, double glazed frosted window to the rear aspect, radiator.

External

Front Garden

The front garden is mainly laid to lawn and surrounded by mature hedge and shrubs with a driveway providing off road parking for 1 vehicle.

Rear Garden

The rear garden is mainly laid to lawn with a pathway leading to the rear, small patio area, outside water tap, shed and storage box.

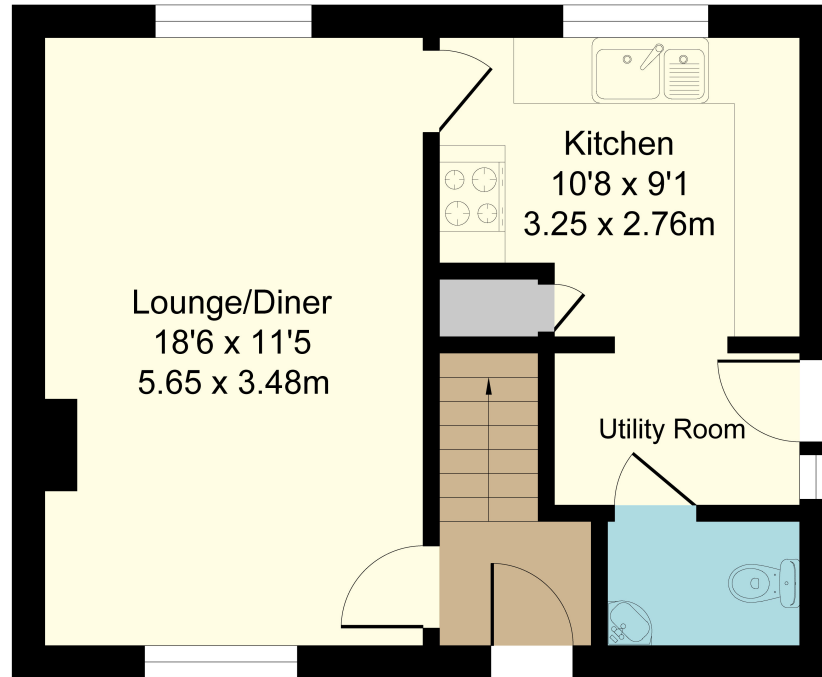




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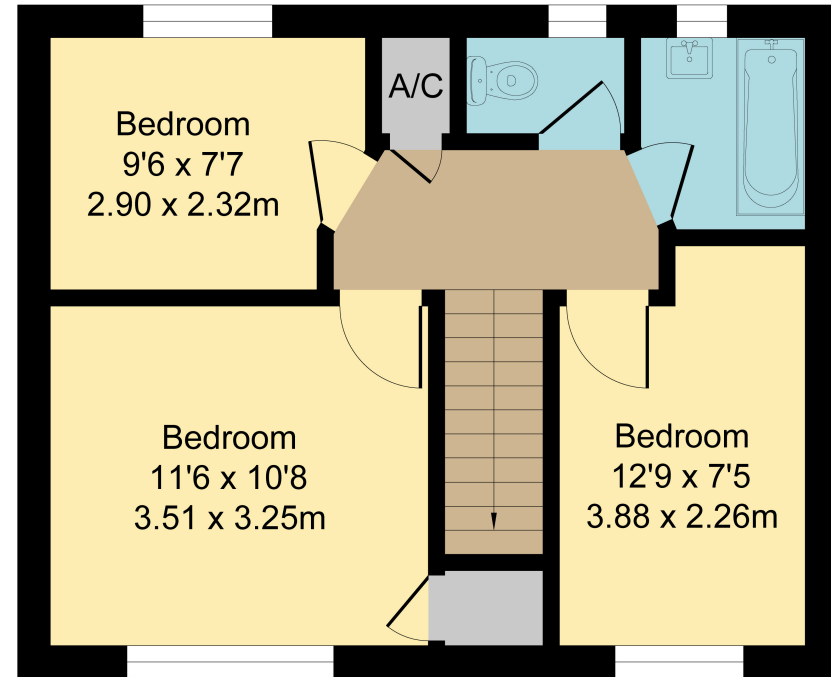
Ground Floor

Area: 38.7 m² ... 417 ft²



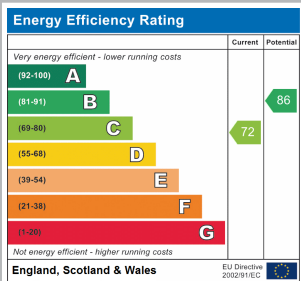
First Floor

Area: 38.1 m² ... 410 ft²



Total Area: 76.8 m² ... 827 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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