Lilburn Avenue

Royston,
Hertfordshire, SG8 7FH
Freehold £555,000

country properties

The "Pembroke" is a beautifully presented 4-bedroom detached family home, situated on the Lindon Home development within Royston town. This fantastic property is sure to impress and benefits from many upgrades throughout the property. The property is spacious and comprises; entrance hallway, living room, open planned kitchen/diner, separate utility, Study/5th Bedroom, Downstairs WC, to the first floor accommodation are 4 double bedrooms with an en-suite to the master, family bathroom. To the external of the property is a beautifully landscaped fully enclosed rear garden, driveway for 2 vehicles and a detached garage.

- Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Family Bathroom & Downstairs WC
- Master to En-suite
- Spacious Kitchen/Diner and Separate Utility
- Garage & Driveway
- Enclosed Landscaped Rear Garden
- In the catchment of two outstanding schools

Ground Floor

Entrance Hallway

Stairs to first floor, built in storage cupboard.

Living Room

18' 4" x 11' 5" (5.59m x 3.48m)
Large double glazed bay window to the front aspect with shutters, open plan, large square arch leading into kitchen/diner, radiator.

Kitchen/Diner

26' 10" x 13' 1" (8.18m x 3.99m)
Access from living room, ample space for large dining room table, uPVC window to rear, double glazed patio doors to rear, access into utility room, wall and base high gloss units with roll edge worktops, stainless steel sink 1/2 drainer, breakfast bar area, oven with cooker hood above, integrated dishwasher, radiator.

Utility Room

7' 10" x 5' 6" (2.39m x 1.68m)
Side access to driveway via UPVC door, wall and base units with roll edge work top stainless steel sink and drainer, combination boiler.

Downstairs WC

Wash hand basin, low level flush WC, radiator.

Study/Bedroom 5

7' 10" x 7' 10" (2.39m x 2.39m)
Versatile space, uPVC window to front aspect with shutters, radiator.

First Floor

Landing

Access to all rooms and family bathroom, loft access, airing cupboard with mega flow.

Master Bedroom

13' 9" x 11' 1" (4.19m x 3.38m)
Access to en-suite, uPVC window to front aspect, radiator.

En-Suite

Obscure double glazed window to the front aspect, wash hand basin, low level flush WC, shower cubicle with main shower, radiator.

Bedroom 2

12' 9" x 9' 6" (3.89m x 2.90m)
uPVC window to the front aspect, radiator.

Bedroom 3

11' 5" x 9' 10" (3.48m x 3.00m)
uPVC window to the rear aspect, radiator.

Bedroom 4

10' 9" x 9' 10" (3.28m x 3.00m)
uPVC window to rear aspect, radiator.

Family Bathroom

Obscure uPVC window to the rear aspect, bath with mixer tap and shower head above, low level flush WC, wash hand basin with pedestal, partially tiled, radiator.

External

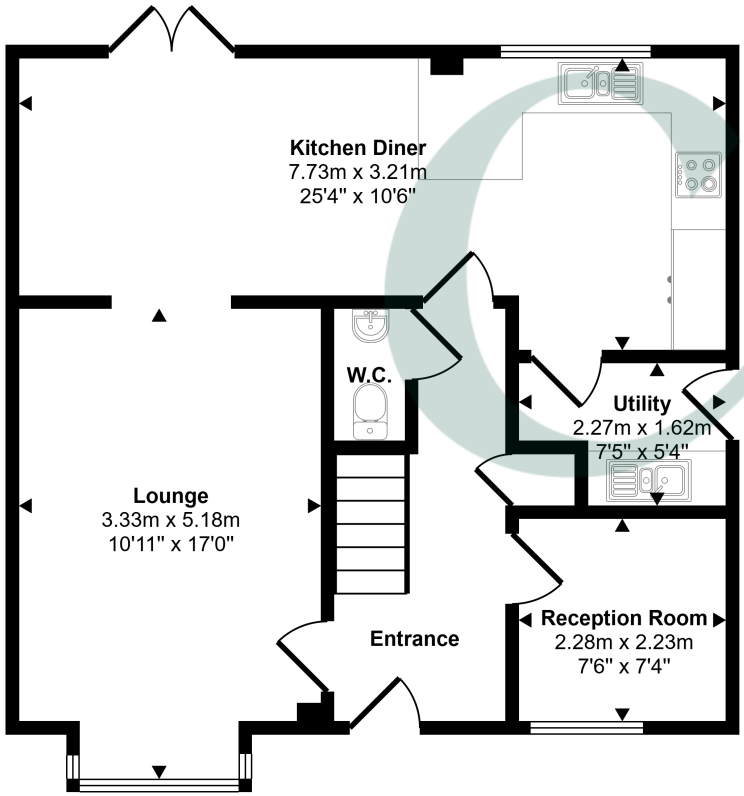
Rear

Fully enclosed, landscaped, large patio area leading onto a large lawn, side gate with access to onto driveway.

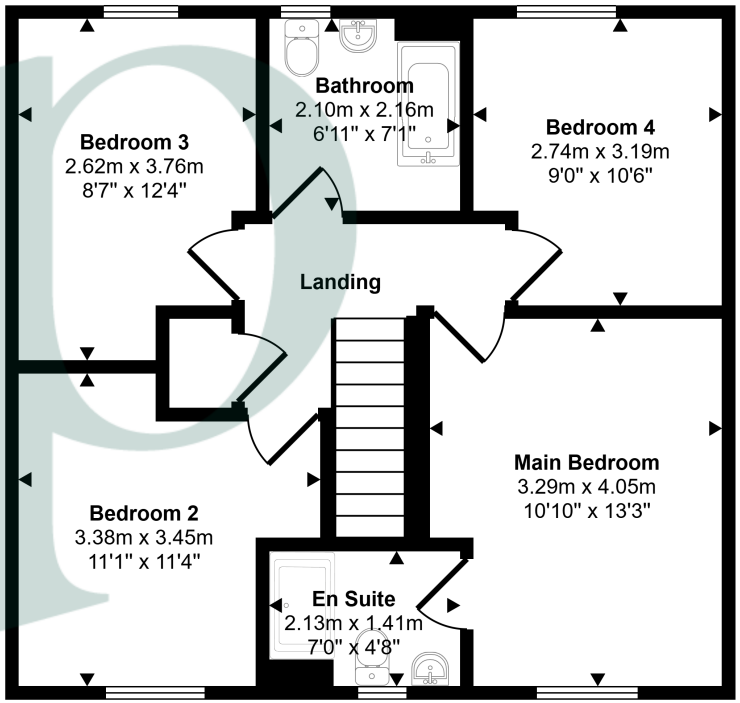
Front

Driveway with off road parking for 2 - 3 Vehicles, access to detached garage with up and over door and power.

Approx Gross Internal Area
115 sq m / 1243 sq ft

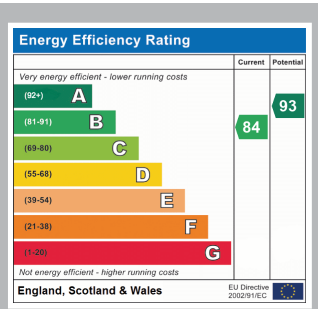


Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 58 sq m / 619 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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