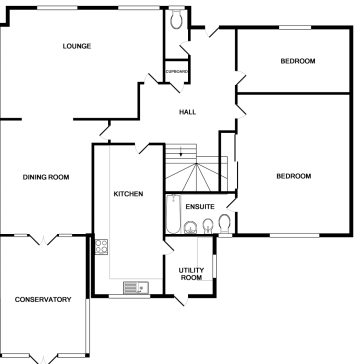


1ST FLOOR APPROX. FLOOR AREA 172 SQ.FT (15.9 SQ.M.)



GROUND FLOOR APPROX. FLOOR AREA 180 SQ.FT (16.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2495 SQ.FT (228.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of actual finished rooms may vary slightly from the approximate area shown. Please refer to any floor plan or floor plan supplement. The services, systems and appliances shown here are not fixed and to be purchased at the discretion of the purchaser. All floor plans are subject to change without notice.



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Palace Gardens ROYSTON
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Quick reference 2683308

£600,000



Modern Four Bedroom Executive Detached Residence Set On A Private Upmarket Small Development Ideally Located For Both Town And Royston Train Station.

- * Modern Detached
- * Executive Location
- * Private Road
- * Four Bedrooms
- * Three Receptions
- * Double Glazed Conservatory
- * Well Stocked Gardens
- * Central Town Position



Ground Floor

Introduction

We are pleased to be able to offer this well proportioned modern detached residence which is located in one of Royston's most prestigious private road locations and has annex potential. The property offers two ground floor and two first floor bedrooms, three receptions plus double glazed conservatory. With good frontage comes excellent parking leading to double garage, attractively planted borders with private seating area. The rear gardens are mature, well stocked and un-overlooked. Overall, the location for commuters is ideal with the station and town being very walkable distances.

Entrance Hall

Double glazed entrance door into hall. Double radiator. Coving to ceiling. Built in storage cupboard. Alarm control panel. Stairs to first floor.

Downstairs Cloakroom

Wall mounted wash hand basin. Close coupled W.C. Double glazed window to front. Tiled floors and walls. Radiator. Extractor fan.

Lounge

21' x 14' (6.40m x 4.27m) Double radiator. Double glazed box bay window to front and further double glazed window to front. Coving to ceiling. Feature fireplace with living flame gas fire with marble surround and hearth. Archway to dining room.

Dining Room

14' 7" x 11' 10" (4.45m x 3.61m) Radiator. Coving to ceiling. French doors into conservatory with double glazed side window into conservatory. Returning door to hallway.

Conservatory

Internal glazed doors from dining room. Double glazed windows to three aspects. Double glazed doors leading to garden.

Kitchen

19' 2" x 8' 9" (5.84m x 2.67m) Fitted with a white range of Base and wall units in wood effect. Working surfaces with tiled splashbacks. One and a half bowl sink. Integral dish washer. Space for fridge. Ceramic hob. Extractor hood. Double oven. Larder. Spaces for further appliances. Down spotlights. Double glazed window to rear. Radiator. Breakfast bar.

Utility

7' 8" x 6' 4" (2.34m x 1.93m) Tiled floor. Glazed door to garden. Double glazed window to side. Fuse

board. Loft access. plumbing for washing machine. Base unit with sink above. Double radiator. Wall mounted gas boiler.

Bedroom One

18' x 14' 6" (5.49m x 4.42m) Radiator. Double glazed window to rear. Built in mirrored triple wardrobe. Door to en-suite bathroom.

En-Suite Bathroom

Enclosed cistern W.C. Bidet. Radiator. Double glazed window to rear. Shaver point and light. Vanity wash hand basin. Panelled bath with shower mixer taps. Tiled splash back areas.

Bedroom Two

14' 5" x 8' 4" (4.39m x 2.54m) Radiator. Double glazed box bay window to front.

First Floor

Landing

Velux window to rear aspect. Built in airing cupboard.

Bedroom Three

13' > 15' 11" x 9' 5" (3.96m > 4.85m x 2.87m) Double glazed window to front. Loft access.

Bedroom Four

10' x 8' 10" > 13'11" (3.05m x 2.69m > 4.24m) Radiator. Double glazed window to front. Fitted wardrobes to one wall. Door to walk in loft area with potential for conversion to increase bedroom size.

Family Bathroom

Coloured suite comprising, pedestal wash hand basin. Close coupled W.C. Panelled bath with shower mixer. Tiling. Extractor fan. Double glazed frosted window to front.

Externally

Front Garden

Blocked paved driveway leading to garage for 2 vehicles. Gravelled garden areas with mature planted areas. Private seating area to front.

Rear Garden

Mature rear garden which is well planted. Ornamental garden pond. Gated side access to front. Timber storage shed.

Double Garage

Electric up and over door. Side personal door. Eaves storage. Power and light connected.

Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.