8, Princes Court

ROYSTON,
Hertfordshire, SG8 9FG
Guoide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful opportunity to aquire a town house in a central position within Royston. The property is within walking distance of local amenities and the train station (4 minutes as per Google Maps). Tucked away in a quiet corner of this modern development you would really not appreciate how central you are.

- Townhouse in a private courtyard setting
- Town centre location
- Three double bedrooms
- En-suite to master bedroom
- Kitchen/diner
- Lounge with French doors to garden
- Walled rear garden
- Two off road parking spaces

Ground Floor

Entrance Hall

Tiled floor. Stairs to first floor.

Cloakroom

Suite comprising wash hand basin and low level WC. Window to front.

Lounge

14' 9" x 14' 7" (4.50m x 4.45m)
Gas fire. Double doors and two windows to garden. Two skylights.

Kitchen

20' 4" x 8' 2" (6.20m x 2.49m)
Range of floor and wall mounted units with worktop over and one and a half bowl sink unit. Integrated electric cooker and gas hob, fridge freezer, dishwasher and washing machine. Window to side.

First Floor

Landing

Stairs leading to second floor.

Bedroom Two

14' 8" x 9' 8" (4.47m x 2.95m)
Two windows to front.

Bedroom Three

14' 9" x 10' 6" (4.50m x 3.20m)
Window to rear.

Family Bathroom

Suite comprising panelled bath, wash hand basin and WC.

Second Floor

Bedroom One

19' 0" x 11' 3" (5.79m x 3.43m)
Window to rear.

Ensuite Shower Room

Suite comprising shower enclosure, wash hand basin and WC. Window to front.

Outside

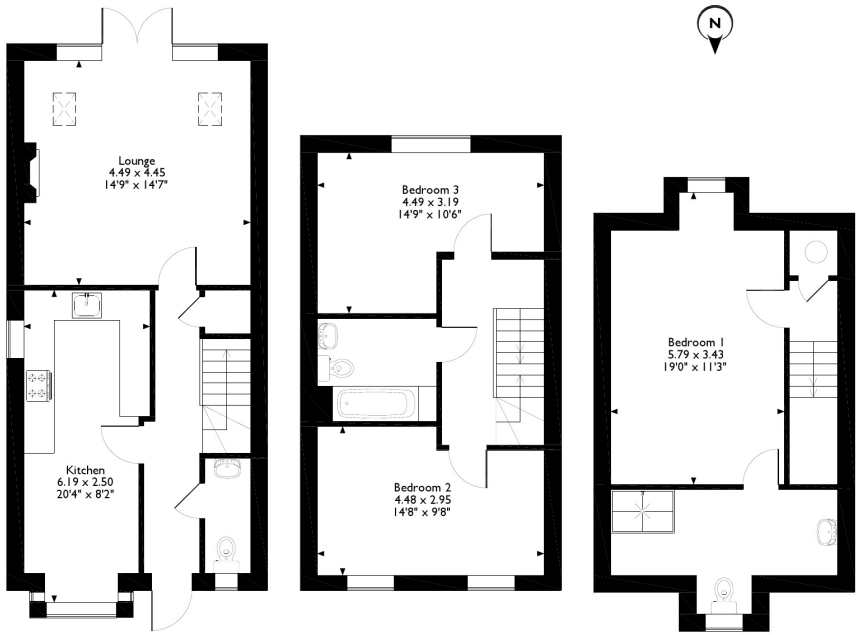
Front Garden

Off road parking for two vehicles. Plants and shrubs.

Rear Garden

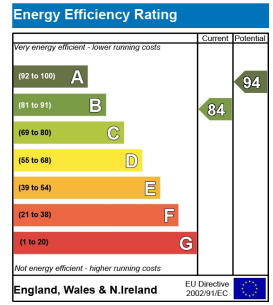
A private walled rear garden with shrubs, plants and lawned area.

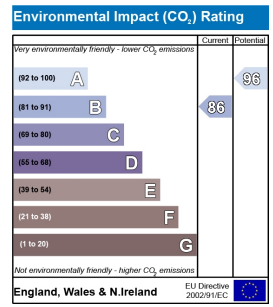
Approximate Gross Internal Area
116 Sq M/1253 Sq Ft



Ground Floor **First Floor** **Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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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