



21, Tynan Close

Royston,
Hertfordshire, SG8 5FX
Freehold O.I.E.O £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

A very well presented and modern 3 double bedroom semi-detached town house in popular family location within walking distance to local schools and amenities.

- 3 Good size double bedrooms
- Well presented throughout
- En-Suite to master bedroom
- Good size rear garden
- 2 Allocated parking spaces
- Complete upper chain

Ground Floor

Entrance Hall

Stairs to first floor, radiator, doors to:

Kitchen

13' 9" x 8' 1" (4.19m x 2.46m)

Window to front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral dishwasher, washing machine, fridge freeze, oven with grill and gas hob with extractor over, concealed wall mounted boiler.

Cloakroom

5' 9" x 4' 9" (1.75m x 1.45m)

W.C. wash hand basin, radiator.

Dining room

12' 9" x 12' 1" (3.89m x 3.68m)

Dual aspect room with window to side and window to rear aspect, under stairs storage cupboard, French doors to rear garden.

First Floor

Landing

Doors to:

Lounge

10' 7" x 12' 9" (3.23m x 3.89m)

Radiator x 2, dual aspect room with 2 x windows to rear and window to side aspect.

Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

Heated towel rail, W.C, wash hand basin, bath with shower attachment.

Bedroom 3

12' 9" x 11' 5" (max) (3.89m x 3.48m)

Radiator, window to front aspect x 2.



Second Floor

Landing

Loft hatch, door to:

Master Bedroom

12' 8" x 14' 2" (max) (3.86m x 4.32m)

Window to front aspect x 2, radiator,
storage cupboard, door to:

En-Suite

5' 9" x 5' 4" (1.75m x 1.63m)

W.C, heated towel rail, wash hand basin,
shower cubicle.

Bedroom 2

12' 8" x 10' 8" (3.86m x 3.25m)

Radiator, window to rear aspect x 2.

External

Front

Allocated parking for 2 cars.

Rear

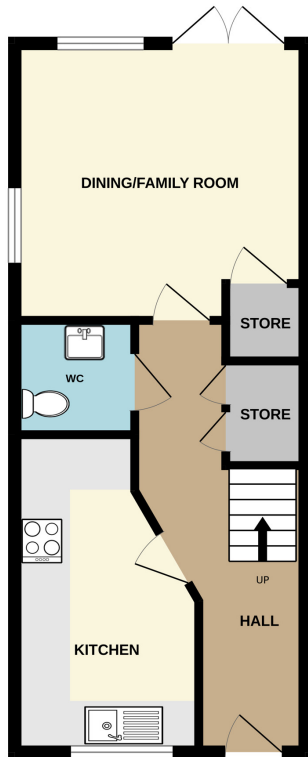
Patio leading to lawned rear garden, gated
access to side, timber shed..

Agents Note:

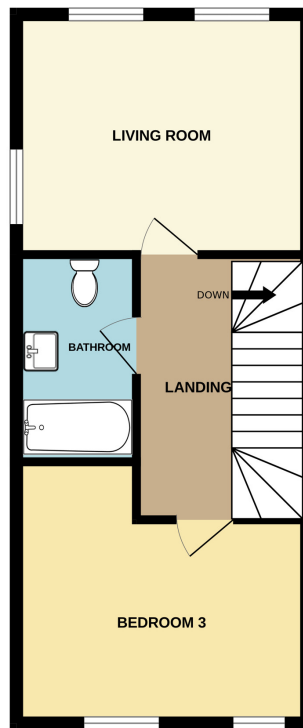
There is a £200 bi-annual service charge
for the upkeep of the parking area to the
front of the property.



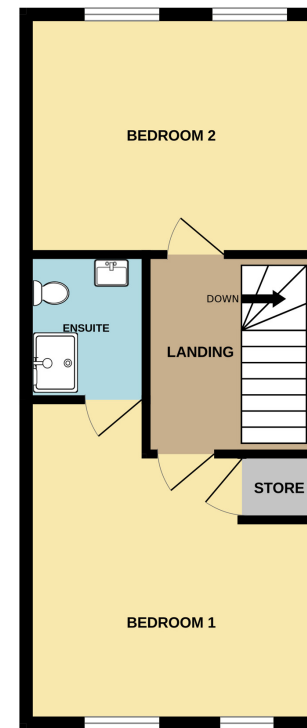
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	91	92
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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