



# 21, Pipit Close

ROYSTON,  
Hertfordshire, SG8 7XY  
Guide Price £370,000

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properties

This extremely well presented and recently modernised end of terrace home comprises; entrance hallway, downstairs WC, lounge, modern kitchen/diner with patio doors onto the rear garden. To the first floor accommodation are two good size bedrooms, en-suite to master and family bathroom. Externally is a enclosed private rear garden, detached garage and generous off road parking for 2 - 3 vehicles. Viewing is highly recommended!!

- End of terrace house
- 2 good size bedrooms
- En-suite to master
- Downstairs WC & family bathroom
- Kitchen/diner
- Well presented modern family home
- Level enclosed rear garden
- Garage and generous off road parking

## Ground Floor

### Entrance

Composite obscure double glazed front door, stairs to the first floor, double sockets, radiator, smoke detector, alarm system, access to lounge and downstairs WC.

### Downstairs WC

Obscure uPVC double glazed window to the front aspect, low level flush WC, radiator, wash hand basin with pedestal, tiled flooring, partially tiled walls, electric box.

### Lounge

14' 2" x 10' 4" max (4.32m x 3.15m)  
Single glazed door from the entrance hallway, laminate flooring, square arch into the kitchen, under stairs storage cupboard, single and double sockets, radiator, open reach point, uPVC double glazed window to the front aspect with built in shutters, smoke detector and heating controls.

### Kitchen/Diner

13' 10" x 8' 6" max (4.22m x 2.59m)  
Square archway from the lounge, tiled flooring, radiator, double socket, uPVC patio doors onto the rear garden, uPVC double glazed window to the rear aspect, modern kitchen with matching wall and base units with a roll edge worktop, tiled splash back, plenty of double sockets, Bosh oven with induction hob over and cooker hood above, space for a tall free standing fridge/freezer, space and plumbing for a washing machine, stainless steel sink and drainer, combi boiler.



## First Floor

### Landing

Smoke detector, access to the loft, double sockets, uPVC double glazed window to the side aspect, airing cupboard housing the mega flow system.

### Master Bedroom

12' 9" into recess x 10' 7" (3.89m x 3.23m)  
Two sets of uPVC double glazed window to the front aspect with built in shutters, radiator, double sockets, TV point, access into the en-suite.

### En-suite

Tiled flooring, partially tiled walls, shower cubicle with mains shower above, extractor fan, heated towel rail, wash hand basin with vanity unit below, obscure double glazed window to the side aspect.

### Bedroom Two

10' 3" x 6' 11" (3.12m x 2.11m)  
uPVC double glazed window to the rear aspect, plenty of double sockets, radiator.

## Family Bathroom

Modern bathroom comprising; partially tiled walls, tiled flooring, bath with mixer taps, low level flush WC, wash hand basin with pedestal, heated towel rail, extractor fan, shaver point, fitted mirrored cabinet, uPVC obscure double glazed window to the rear aspect.

## External

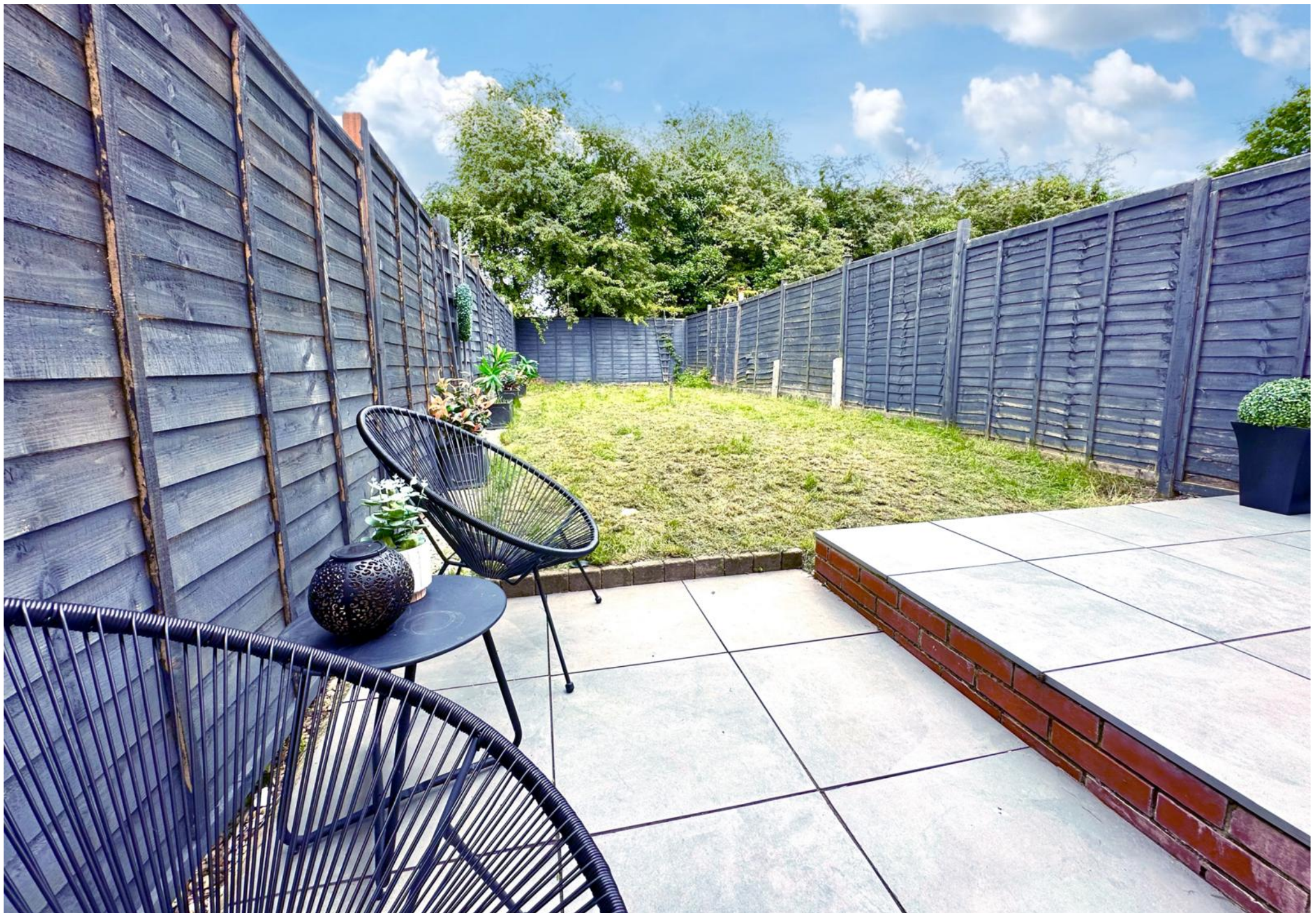
### Garden

Patio doors from the kitchen/diner leads on to a lovely patio area onto the rear garden which is laid to lawn, fully enclosed via fence to both sides and rear, boarded by gravel ideal for flowerbeds with gated access to the front of the property.

### Front

Block paved driveway providing off road parking for 1 car, detached single garage, pathway to the front door.





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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: [royston@country-properties.co.uk](mailto:royston@country-properties.co.uk)

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