



Housman Avenue, Royston SG8 5DW

welcome to

Housman Avenue, Royston

Well-presented extended three double bedroom detached home located in a popular residential area. Featuring a modern kitchen with open plan family room, ground floor shower room, spacious lounge, private garden to rear and off-street parking for three cars. Viewing is highly recommended.



Entrance Hall

Entered via Composite door to the front aspect and doors leading to:

Shower Room

Suite comprising walk in shower, low flush WC and wash hand basin, fitted vanity unit with mirror above, recess lighting, fully tiled, radiator and double glazed obscured window to side aspect.

Study

Double glazed window to the front aspect, radiator and door leading to storage room.

Storage Room

Door leading from Study and door leading to utility room.

Utility Room

Plumbing for washing machine, space for tumble dryer and wall mounted boiler.

Lounge

Double glazed bay window to the front aspect, stairs rising to first floor landing, under stairs storage cupboard, radiator and double doors leading to Kitchen/Dining Room.

Kitchen/ Dining/ Family Room

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric double Rangemaster oven with five ring gas hob and extractor hood over, integrated dishwasher, integrated fridge, integrated wine cooler, kickboard lighting, spotlights to ceiling, two radiators, two double glazed windows to the rear aspect, Velux windows and double glazed French doors to the side leading to rear garden.

First Floor Landing

Stairs rising from lounge, access to loft space and doors leading to all rooms.

Bedroom One

Double glazed window to the front aspect, coving to ceiling and radiator.

Bedroom Two

Double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom Three

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising bath with mixer tap and additional shower head over with glass shower door, wash hand basin with mixer tap over, low level WC, partly tiled, door to airing cupboard housing hot water tank and double glazed obscured window to the rear aspect.

Outside

Front

Open frontage mainly laid with blocked paving to provide off road parking for multiple vehicles.

Rear Garden

Mainly laid to with a paved seating area, a decked seating area to the rear aspect, large garden shed and fully enclosed with timber fencing with side gated access.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Housman Avenue, Royston

- Three bedroom family home in a popular residential location.
- Spacious and well-maintained family home.
- Open plan kitchen/dining/family room.
- Extended to the rear.
- Family bathroom and downstairs shower room.

Tenure: Freehold EPC Rating: B
Council Tax Band: D

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110903 - 0004

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