



Garden Lane, Royston, SG8 9EH

welcome to

Garden Lane, Royston

An immaculately presented 4 bedroom detached family home offering 3 reception rooms, beautiful rear garden with detached summerhouse, double garage, and generous off-road parking.



Door To Entrance Hall

Stairs off to first floor landing. Karndean flooring. Radiator. Doors to:

Cloakroom

Low flush WC. Wash hand basin. Radiator. Part tiled walls. Window to side. Floor tiling.

Lounge

20' 8" x 12' 5" (6.30m x 3.78m)
Large lounge with feature fireplace with brick hearth and surround, Karndean flooring, 2 radiators, decorative wall lighting, twin double glazed windows to front, twin double doors to rear garden, twin decorative archways to dining room.

Dining Room

11' x 10' 3" (3.35m x 3.12m)
Radiator. Karndean flooring. Double doors to rear garden. Double doors to study.

Study

10' 11" x 9' 11" (3.33m x 3.02m)
Double glazed window to rear. Fitted shelving. Radiator. Door to entrance hall and double doors to dining room.

Kitchen/Breakfast Room

16' 10" max x 11' 10" (5.13m max x 3.61m)
Lovely fitted kitchen comprising built in oven and hob with stainless steel extractor hood over, generous range of base and wall units, integrated dishwasher, space and plumbing for automatic washing machine, space for fridge-freezer, twin bowl butler sink unit with mixer taps and work surface surrounds, built in wine storage, part tiled walls, radiator. double glazed window to front, wood flooring, door to side.

First Floor Landing

Hatch to loft. 2 double storage cupboards. Radiator. Doors to:

Bedroom One

12' 2" x 11' 4" max (3.71m x 3.45m max)

Twin Velux windows. Double glazed window to front. Radiator. Doors to en-suite and dressing room.

Dressing Room

12' 5" x 5' 5" (3.78m x 1.65m)
Fitted rails and storage. Velux window. Radiator. Hatch to loft.

En-Suite

Suite comprising shower cubicle, low flush WC, bath, wash hand basin set into unit with cupboards below, wall and floor tiling, window to rear.

Bedroom Two

16' 6" x 11' (5.03m x 3.35m)
Fitted double wardrobe. Radiator. Double glazed window to rear.

Bedroom Three

12' 5" x 7' 10" (3.78m x 2.39m)
Fitted cupboard. Radiator. Double glazed window to rear.

Bedroom Four

10' 4" max x 10' max (3.15m max x 3.05m max)
Radiator. Double glazed window to front.

Family Bathroom

10' x 5' 8" (3.05m x 1.73m)
Lovely fitted bathroom suite comprising shower cubicle, bath, low flush WC, wash hand basin set into vanity unit with cupboards below, wall and floor tiling, recess lighting, heated towel rail, double glazed window to front.

Outside

Rear Garden

Beautifully presented split level rear garden with paved patio area with ample space for garden furniture making it a perfect space for entertaining. The patio has steps leading up to lawn areas and a separate decked area leading to large summer house. The garden is secluded enclosed by fencing and mature trees and has separate wooden shed, gate for side access, and personal door to garage.

Detached Summer House

13' x 9' 9" (3.96m x 2.97m)

Garage

17' 2" x 16' 6" (5.23m x 5.03m)

Garage to side with large driveway to front providing generous off-road parking.



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welcome to

Garden Lane, Royston

- Extremely spacious detached family home within walking distance of Royston town centre.
- 4 double bedrooms with en-suite and dressing room to the principal bedroom.
- Separate lounge and dining rooms.
- Lovely fitted kitchen/breakfast room.
- Ground floor cloakroom and study.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110829 - 0002

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