



Perry Drive, Royston SG8 7HR

welcome to

Perry Drive, Royston

Stylish three-bedroom family home with a modern kitchen/diner, west-facing garden, versatile garden room and ample parking, ideally located close to schools, amenities and the train station.



Ground Floor Entrance Hall

Double glazed door opening to hallway. Stairs rising to first floor with under stair cupboard. Wall mounted radiator.

Cloakroom

Double glazed window to front aspect. Low level WC, wash hand basin and wall mounted radiator.

Kitchen/Diner

Double glazed window and french doors to rear aspect. Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a sunken sink unit with mixer tap. Built in oven and hob with over hood. Integrated washing machine, dishwasher and fridge freezer. Wall mounted radiator.

First Floor Landing

Stairs rising from ground floor. Loft access.

Bedroom One

Double glazed windows to front aspect. Built in wardrobes and wall mounted radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe and wall mounted radiator.

Bedroom Three

Double glazed window to rear aspect. Wall mounted radiator.

Bathroom

Double glazed window to front aspect. Low level WC, wash hand basin and bath with shower over. Wall mounted radiator.

Outside Rear Garden

Artificial grass garden with patio seating area. Paving leading to summer house. Timber surround fencing.

Summer House

Summer out with power and lighting. Double glazed

french door opening out onto garden.

Parking

Driveway for multiple vehicles.

Agent 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

Perry Drive, Royston

- MODERN THREE BEDROOM FAMILY HOME
- LOUNGE
- STYLISH KITCHEN/DINER
- CLOAKROOM & FAMILY BATHROOM
- REAR GARDEN WITH GARDEN HOUSE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£395,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110852 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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