



- Detached Family Home
- No Onward Chain
- Four Bedrooms
- Ensuite to master bedroom
- Good size South facing garden
- Utility room
- Garage and driveway
- Open plan kitchen diner
- Plans passed for single storey extension

## GREEN STREET, ROYSTON

Available for sale with no chain we are delighted to offer for sale this detached family home within easy reach of Royston train station. Featuring a good size South facing rear garden, Ensuite to master bedroom, utility room and downstairs WC. Generous open plan kitchen diner and a light and airy lounge overlooking the rear garden.

4 2 2 EPC

GUIDE PRICE  
**£540,000**

WellingtonWise Estate Agents Royston  
**01763 294448**

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise   
@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.





# GREEN STREET, ROYSTON

GUIDE PRICE  
**£540,000**

**INTRODUCTION** Wellington Wise are delighted to offer for sale this spacious versatile home set in a non estate location within easy reach of Royston train station. Offered for sale with no onward chain, the well presented home offers scope to extend and add an open plan kitchen, living room opening to the rear garden.

Entrance door leading to:

## **ENTRANCE HALL**

Radiator, tiled flooring, door to:

## **INNER HALLWAY**

Stairs leading to first floor landing, double door to kitchen/diner, thermostat control, door to utility room, door to lounge.

## **KITCHEN/DINER 8'9 x 19'7 (2.67m x 5.97m):**

PVCu double glazed window to front, double glazed window to side, part vaulted ceiling to front, velux window, range of wall and base units with worksurfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer taps over, under unit lighting, integrated cooker, four ring gas hob and extractor, space for fridge freezer, water softener, plumbing for dishwasher, plumbing for US style fridge freezer, triple doors to lounge.

## **LOUNGE 12'2 x 21'7 (3.71m x 6.58m):**

PVCu double glazed window to side, two PVCu double glazed French doors giving access to rear garden, two double radiators, coving to ceiling, inset spotlights.

## **UTILITY ROOM 4'10 x 8'0 (1.47m x 2.44m):**

Space for washing machine and tumble dryer, stainless steel sink and drainer unit with mixer taps over, pressurised hot water system, extractor fan, boiler controls, door to cloakroom.

## **CLOAKROOM 2'7 x 4'2 (0.79m x 1.27m):**

PVCu double glazed window to side, two piece suite comprising wash hand basin and low level w.c, tiled splashbacks.

## **LANDING**

PVCu double glazed window to side, access to part boarded and insulated loft space with loft ladder and light.

## **BEDROOM 1 11'7 max x 11'1 (3.53m max x 3.38m):**

PVCu double glazed window to rear, radiator, door to en-suite.

## **EN-SUITE 7'1 x 3'3 (2.61m x 0.99m):**

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c, heated towel rail, extractor, shaver point, tiled splashbacks.

## **BEDROOM 2 11'7 max x 10'3 (3.53m max x 3.12m):**

PVCu double glazed window to rear, radiator.

## **BEDROOM 3 10'6 x 7'8 max (3.20m x 2.34m max):**

PVCu double glazed window to front, radiator.

**BEDROOM 4 10'10 x 5'4 (3.30m x 1.63m):** PVCu double glazed window to front, radiator.

## **BATHROOM 7'2 x 6'6 (2.18m x 1.98m):**

PVCu double glazed obscure window to side, three piece suite comprising panelled enclosed bath with shower over, pedestal wash hand basin and low level w.c, shaver point, heated towel rail, extractor fan.

**REAR GARDEN** Two patio areas, mainly laid to lawn, enclosed by fencing, side passage to front, outside power, outside lighting.

**FRONT GARDEN** Block paved driveway, outside lighting.

**GARAGE** Up and over door, wall mounted boiler, power and light connected, part eaves storage.

**AGENTS NOTES:** Planning Permission for single storey extension to the rear.

