



- Extended Detached Bungalow
- Two double bedrooms
- Master bedroom with Dressing area
- South Facing Rear Garden
- Garden Room
- No Onward Chain
- Regarded Green Drift location
- Potential to extend (Subject to planning)

## GREEN DRIFT, ROYSTON

2 1 2 EPC

A deceptively spacious detached bungalow set in one of Royston's most regarded locations, Green Drift is convenient for the town centre and train station. The property is very well presented throughout and enjoys a South facing rear garden, a large single garage and off road parking. No Chain.

GUIDE PRICE  
**£575,000**

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



# GREEN DRIFT, ROYSTON

GUIDE PRICE  
**£575,000**

**INTRODUCTION** Wellington Wise are delighted to offer for sale This neatly presented bungalow set within the highly regarded location of Green Drift. The spacious extended property offers highly versatile accommodation including two double bedrooms, Lounge, Kitchen/Diner, garden room and garage all set in a South facing plot. Offered for sale with no chain!

## STEP INSIDE

Upvc double glazed door opens to the welcoming reception hall. To the rear is a bright and airy living room with full width double glazed patio doors opening to the rear garden. To the front is a kitchen diner with a range of fitted wall and base units and worksurfaces over. Inset drainer sink unit. Built in Electric oven and hob. Integrated appliances including a fridge and freezer and wine cooler. Two double glazed window to front and window seating and storage. Underfloor heating and a gas boiler (not used) Double glazed door to side. Separate WC is available from the reception hall, Comprising a two piece suite of a low level WC and wash basin. Second Bedroom is a generous double room with patio door opening to the rear garden. The main bedroom is a large double bedroom with a bright dual aspect with Double glazed window to rear and Patio doors to the rear garden and also enjoys a dressing area with a range of fitted wardrobes. Shower room that comprises a large shower enclosure, Low level WC and wash basin. Airing cupboard.

## SEP OUTSIDE

The bungalow enjoys a good size South facing plot. The rear garden is an attractive South facing garden that has been designed with low maintenance in mind. Mainly laid to paved patio with a range of raised flower and shrub borders. All enclosed by panel fencing and hedging. Gated side access. Personal door in to garden and door to Garden Room

Garden Room has a patio door opening to the rear garden and a personal door opening to the garage.

The front garden is mainly landscaped with a gravel driveway providing off road parking for 2/3 vehicles. Integral garage with an up and over door and power and light attached. Larger than a single garage, there is a small workshop space with a door to the front and also to the rear garden.

## LOCATION

Green Drift is a lovely tree lined road in the heart of Royston, only a few minutes walk away from the railway station which has frequent services to London and Cambridge, and also from the town centre.

Therfield Heath is also within walking distance which offers great walks and a range of recreational facilities.

The town centre of Royston offers banks, a library as well as a mixture of high street shops, on the outskirts of town is a large Tesco Superstore, an Aldi and M & S Food Hall. There is a leisure centre with a swimming pool and gym plus further sports activities all around The Heath Sports Club.

There are good road connections with the A1/M at Baldock 9 Miles to the West and the M11 is 8 miles to the North East (approx). Luton and Stansted Airports are both within 40 minutes drive.

