



Brook Road £2150pcm

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A modern three bedroom house, with a barn style design finished to a high standard throughout. Ideally located for access to the M11, A10 along with Royston and Foxton train stations.

Brook Road, Royston, SG8
7RG



As you enter the property there is a welcoming entrance hall, with coat hooks and large built in storage cupboard. There is an attractive ground floor bathroom comprising of a WC, wash basin and bath, with wall mounted chrome heated towel rail.

There are three double bedrooms, split between the ground and first floor. Also on the first floor, is the shower room with shower cubicle and a wall mounted chrome heated towel rail.

The living space has a double height ceiling and large bi-folding doors. There is a window to the rear with superb views of the fields. The living space is open plan and has a contemporary kitchen, it is fitted with a range of eye level and base units with integrated double oven, electric hob and stainless steel extractor fan canopy over. There is also an integrated washing machine and free standing fridge/freezer.

Throughout the property there is double glazed windows. Underfloor heating powers the ground floor and there is oil fired radiators upstairs. The entrance hall and living room have the added advantage of easy to keep 'Karndean' flooring.

Externally, there is a fenced garden area and every aspect looks immediately onto open fields.

To the front there is allocated car parking for two cars.

Available December 2024 Video tour available.







131sqm / 1410sqft

3 bed, 2 bath, 1 recep

Council tax band - E

EPC - C / 71

Underfloor and oil heating

Off road parking

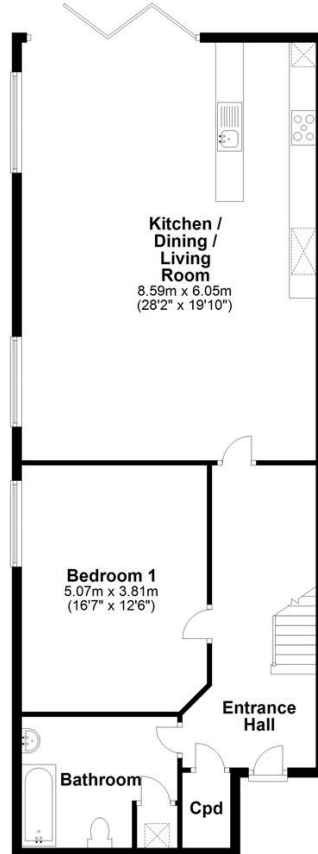
Enclosed Garden

Available December 2024



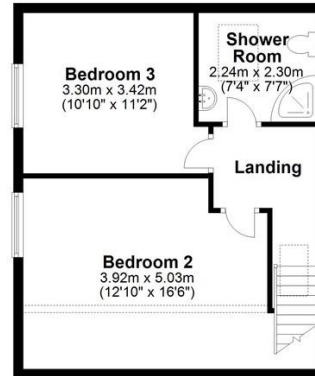
Ground Floor

Approx. 97.3 sq. metres (1047.3 sq. feet)



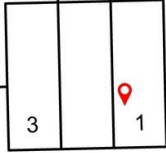
First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 140.8 sq. metres (1515.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



New Barn



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