



**Hawthorn Way, Royston SG8 7JS**

**welcome to**

**Hawthorn Way, Royston**

A spacious extended three-bedroom semi-detached family home with scope to extend further subject to planning permissions. Offered with no upward chain, viewing is highly recommended.



### **Door To Entrance Hall**

Built in cupboards. Radiator. Double glazed window to front. Stairs off to first floor landing.

### **Lounge/Diner**

19' 10" x 13' 4" narrowing to 9' 10" ( 6.05m x 4.06m narrowing to 3.00m )  
Double glazed window to front. Two radiators. Wall mounted electric fire. Opening onto dining area. Arch to family room.

### **Family Room**

10' 4" x 7' 1" ( 3.15m x 2.16m )  
Radiator. Double glazed double doors and window to rear.

### **Kitchen**

8' 6" x 7' 5" ( 2.59m x 2.26m )  
Fitted kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, built in oven and gas hob, range of base and wall units, space and plumbing for automatic washing machine, wall tiling, space for dishwasher, double glazed window to rear.

### **First Floor Landing**

Hatch to loft. Double glazed window to side.

### **Bedroom One**

11' 5" x 9' 1" ( 3.48m x 2.77m )  
Radiator. Double glazed window to rear.

### **Bedroom Two**

10' 9" x 8' 8" Plus door recess ( 3.28m x 2.64m Plus door recess )  
Radiator. Double glazed window to front. Wall mounted gas boiler for domestic hot water and central heating. Built tin cupboard.

### **Bedroom Three**

9' x 7' 8" ( 2.74m x 2.34m )  
Radiator. Double glazed window to front.

### **Bathroom**

Suite comprising shower cubicle with electric shower over, low flush WC, wash hand basin with cupboards below, wall and floor tiling, heated towel radiator, recess lighting, double glazed window to rear.

### **Outside Rear Garden**

A particular feature of the property is the large landscaped garden to the rear with large paved patio area with steps leading to several shaped lawns with feature flower beds throughout, fence surround, greenhouse, door to workshop/garage. Large store to the end of the garden.

### **Garage/Workshop**

21' 7" x 18' ( 6.58m x 5.49m )  
To the side of the property there is a large garage/workshop.

### **Parking**

There is a driveway to front providing off-road parking.



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welcome to

## Hawthorn Way, Royston

- Spacious extended semi-detached family home with scope to extend subject to planning permissions.
- Three bedrooms.
- Spacious open plan lounge/diner.
- Fitted kitchen.
- Family room.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110208 - 0004

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