



Morton Street, Royston, SG8 7AZ



welcome to

Morton Street, Royston

An opportunity to purchase this extremely spacious 3 double bedroom detached home with 3 reception rooms, lovely large landscaped rear garden, detached single garage and off-road parking. Viewing is highly recommended.



Door To Entrance Hall

Stairs off to first floor landing. Radiator. Storage cupboard.

Cloakroom

Low flush WC. Wash hand basin. Radiator. Part tiled walls.

Lounge

20' 6" max x 12' 8" max (6.25m max x 3.86m max)
Feature fireplace with hearth surround and mantle over. 2 radiators. Double glazed double doors to conservatory. Door to kitchen.

Kitchen

15' 10" x 6' 11" (4.83m x 2.11m)
Fitted kitchen comprising built in oven and hob with extractor over. sink unit with mixer taps and work surface surrounds, range of base and wall units, space for dishwasher and fridge/freezer, space and plumbing for automatic washing machine and tumbledryer, part tiled walls, door to side, door to dining room, double glazed window to rear.

Dining Room

15' 7" x 7' 10" (4.75m x 2.39m)
Storage cupboard. Radiator. Double glazed window to front. Wall lighting.

Conservatory

Double glazed windows and doors to rear. Electric heaters.

First Floor Landing

Built in storage cupboards. Hatch to loft. Doors to:

Bedroom One

12' 8" max x 11' 11" max (3.86m max x 3.63m max)
Radiator. Double glazed window to rear.

Bedroom Two

12' 11" x 8' 5" (3.94m x 2.57m)
Radiator. Double glazed window to front.

Bedroom Three

9' 8" x 7' 10" (2.95m x 2.39m)
Radiator. Double glazed window to front.

Bathroom

Suite comprising bath, shower cubicle, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, heated towel rail, underfloor electric heating, wall and floor tiling, recess lighting, double glazed window to rear.

Outside

Rear Garden

Good sized rear garden with paved patio area leading to large lawn area with flower beds to borders with mature shrubs and trees, central patio area perfect for garden furniture. The garden is fence enclosed and there is a green house and separate wooden shed to the end of the garden, and gate for side access.

Front Garden

Small landscaped garden to front.

Parking

Driveway to front providing off-road parking.

Garage

18' 4" x 10' 4" (5.59m x 3.15m)
Detached single garage accessed from Gage Close.



view this property online williamhbrown.co.uk/Property/RYN110601



welcome to

Morton Street, Royston

- Extremely spacious detached family home in sought-after location.
- 3 double bedrooms.
- 3 large reception rooms.
- Separate fitted kitchen.
- Ground floor cloakroom and bathroom.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£585,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN110601](https://www.williamhbrown.co.uk/Property/RYN110601)



Property Ref:
RYN110601 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)