









**A wonderful, DETACHED FAMILY HOME which is presented in EXCELLENT ORDER throughout and boasting over 1000 square feet of living space arranged over THREE FLOORS.**

**Guide Price: £800,000**

The spacious and well-presented accommodation offers flexible living space and comprises on the ground floor two separate reception rooms, one currently being used as a living room with a bay window to the front and the other a large dining room, and a modern re-fitted kitchen with a breakfast bar offering views to the garden. On the first floor, there are two good-sized bedrooms, one with a feature fireplace, and a re-fitted stylish family bathroom. On the third floor, there is a wonderfully spacious bedroom, complete with its ensuite shower room and ample storage space. Outside there is a pleasant garden which enjoys a westerly aspect. Positioned in Royston Road the property is conveniently located for excellent shopping facilities, a selection of favoured schooling and Thameslink Station.

EPC Rating: E 47  
Council Tax Band: E









Entrance

Living Room 4.16m x 3.54m (13'8" x 11'7").

Dining Room 3.56m x 3.54m (11'8" x 11'7").

Kitchen 4.27m x 2.10m (14' x 6'11").

Bedroom 2 4.16m x 3.54m (13'8" x 11'7").

Bedroom 3 3.56m x 2.59m (11'8" x 8'6").

Bathroom

Bedroom 1 6.77m x 3.47m (22'3" x 11'5").

Ensuite Shower Room

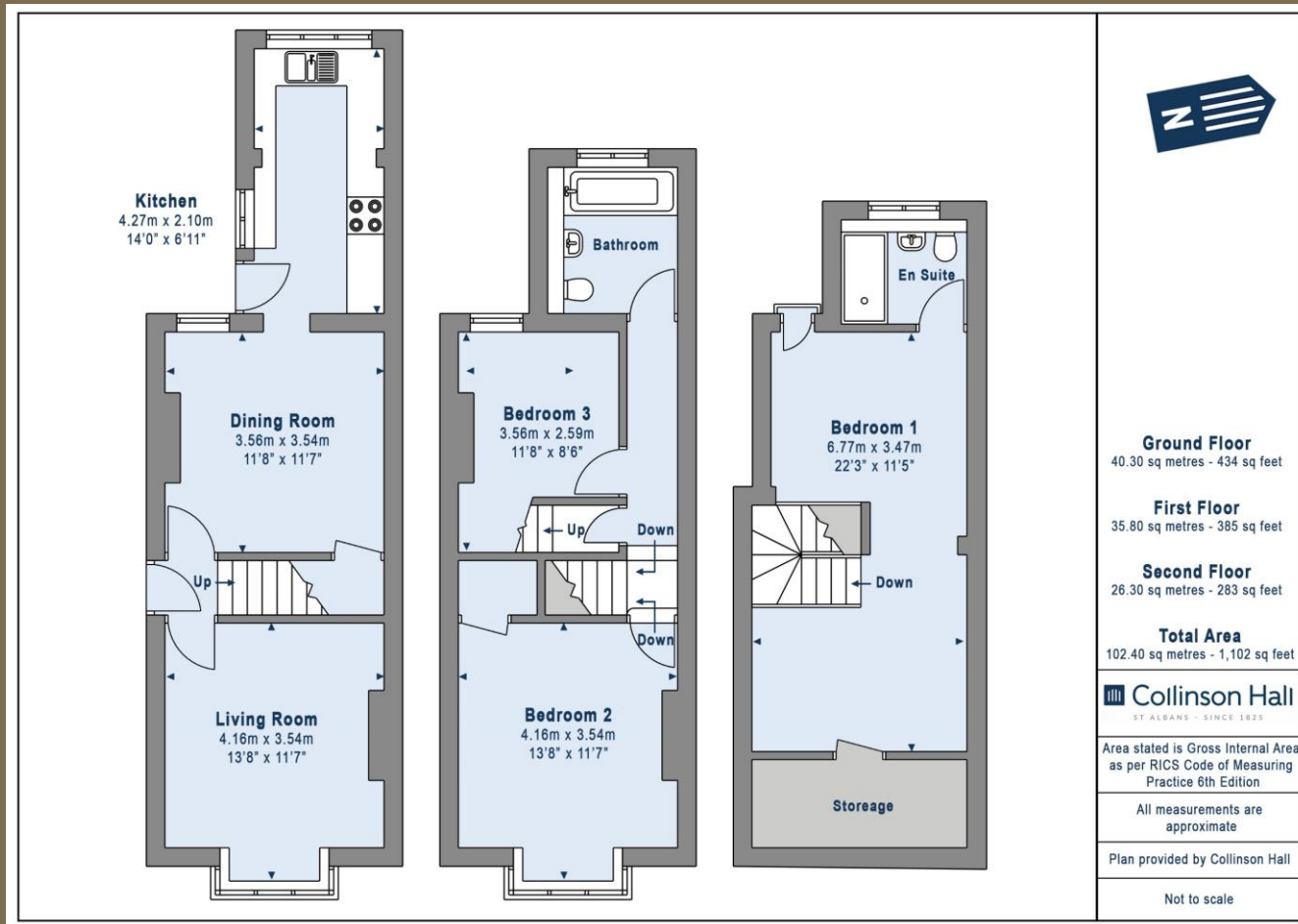
Garden











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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