



william  
h brown  
for sale  
01763 242988

**Eliot Road, Royston, SG8 5AT**

  
william  
h brown

**welcome to**

**Eliot Road, Royston**

A spacious and well-presented 3 bedroom end-of-terrace family home ideal for first time buyers and investors alike, offered with no upward chain. With lovely landscaped gardens to front and rear, viewing is highly recommended.



### **Door To Entrance Porch**

Fitted base units. Door to lounge.

### **Lounge/Dining Room**

23' 7" max x 16' 2" max ( 7.19m max x 4.93m max )

Lovely open plan lounge/diner with stairs to first floor landing with understair storage cupboards, electric storage heater, double glazed window to front, sliding double glazed doors to rear garden, arch to kitchen.

### **Kitchen**

8' 8" x 7' 7" ( 2.64m x 2.31m )

Fitted kitchen comprising sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor hood over, range of base and wall units, space and plumbing for automatic washing machine, space for fridge-freezer, part tiled walls, double glazed window to rear.

### **First Floor Landing**

Hatch to loft. Electric storage heater. Doors to:

### **Bedroom One**

13' x 9' 7" ( 3.96m x 2.92m )

Double glazed window to front.

### **Bedroom Two**

10' 9" max x 8' 6" ( 3.28m max x 2.59m )

Double glazed window to rear.

### **Bedroom Three**

10' 2" x 6' 6" ( 3.10m x 1.98m )

Double glazed window to front.

### **Bathroom**

Suite comprising bath with shower attachment over, low flush WC, wash hand basin with cupboards below, wall and floor tiling, towel radiator, double glazed obscure window to rear.

### **Outside**

There is a lovely landscaped garden to the front of the property with bush surround and flower beds to borders.

### **Rear Garden**

Good sized garden to rear with paved patio area with space for garden furniture, lawn area with flower beds to borders, fence surround, wooden shed, and gate for side access leading to covered store.



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welcome to

## Eliot Road, Royston

- Well-presented end-of-terrace family home offered chain free.
- Sought-after residential development.
- 3 bedrooms.
- Spacious open plan lounge/diner.
- Fitted kitchen.

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110770 - 0003

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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.



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[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



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



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