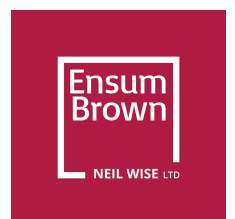




10a Victoria Crescent, Royston
Royston

Guide Price **£550,000**





10a Victoria Crescent

Royston, Royston

Ensum Brown offer for sale this detached bungalow in Royston, with a kitchen/breakfast room, lounge, 3 bedrooms, 3 baths, enclosed gardens, a garage, and parking.

- 3 Bedroom Detached Bungalow
- Located Down Long Gravelled Driveway
- Highly Regarded Residential Area
- Generous Entrance Hall
- Detached Bungalow In Secluded Position
- Kitchen/Breakfast Room
- 2 En-Suites & Family Shower Room
- Detached Garage & Driveway Parking
- Beautiful South Facing Wrap Around Garden
- 1 Reception Room

10a Victoria Crescent

Royston, Royston

Property Insight

Ensum Brown are delighted to offer for sale this detached bungalow in a very popular residential area in Royston, set back from the road down a long, gravelled driveway. This property offers excellent potential to update and add value, benefitting from a private plot, a large entrance hallway, lounge, kitchen/breakfast room, 2 double bedrooms, bedroom 3/ dining room, 2 en-suites, a separate shower room, an enclosed and private garden to the sides and rear, a detached garage, and driveway parking for several vehicles. This detached bungalow enjoys a pleasant and tidy frontage, with attractive brick detailing and gable end, and borders of plants and shrubs. Upon stepping inside, the entrance hallway is very spacious, benefitting from integrated storage, room for furniture, and doors through to all rooms.

The kitchen/breakfast room is a very good size and offers excellent potential to update and add value, enjoying windows and a door to a dual aspect, a range of base and wall units, laminate worktops, neutral decor, and space for a range of appliances and a breakfast setting benefitting from integrated storage.

Across the hallway, bedroom dining room is a nice bright room, with a window to a front aspect, and space for a dining table, chairs and storage furniture. The Hallway also benefits from integrated storage and a water softener fitted and inclusive of sale. The lounge is an excellent size, benefitting from windows and double sliding doors to a dual aspect, a feature fireplace, and ample room for a variety of lounge and storage furniture.





10a Victoria Crescent

Royston, Royston

Through to the sleeping quarters, this spacious home continues to offer generous accommodation, with 3 well-proportioned bedrooms and integrated wardrobes to the master, a family shower room, comprising a shower cubicle, WC, hand wash basin and storage. Bedrooms 1 and 2 also benefit from their own en-suites.

Outside, to the rear, the enclosed south facing wrap-around garden is a very good size, spanning the sides and rear of the property and offering a private space to sit and get back to nature. It is laid mainly to lawn with 2 patio areas just by the house, providing ample space for garden furniture, enjoying meals al fresco and entertaining guests, you also have an outside tap. Tall hedgerows mean the garden is not overlooked, and there are lovely trees to the rear. There is also plenty of scope for future owners to put their own stamp on things.

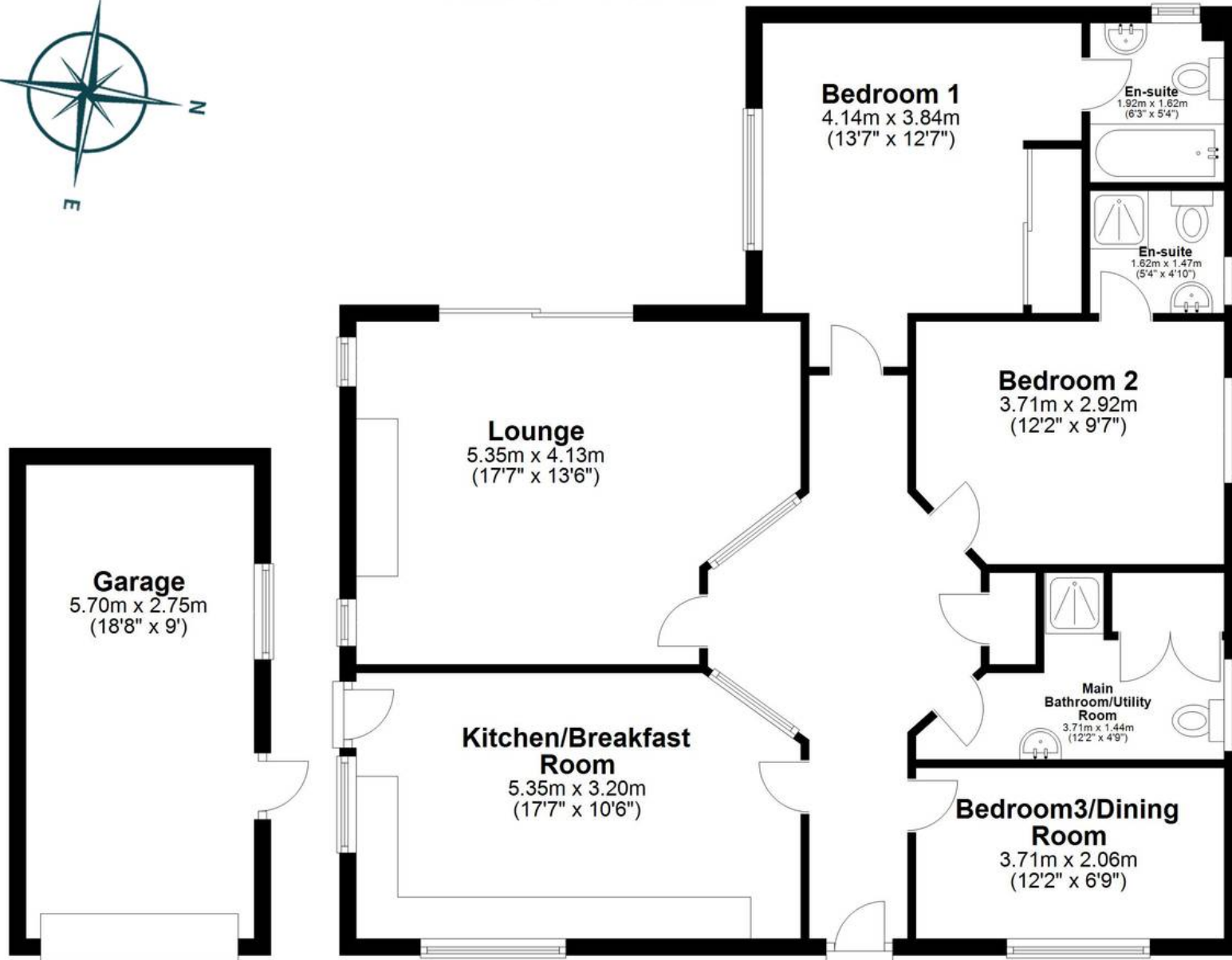
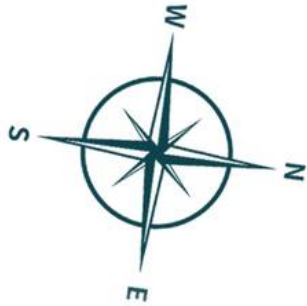
Contact Ensum Brown today to arrange your private viewing appointment.



Ground Floor

Main area: approx. 97.5 sq. metres (1049.4 sq. feet)

Plus garages, approx. 15.7 sq. metres (168.6 sq. feet)



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Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

