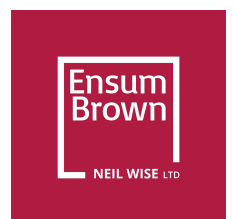




22 Briary Lane, Royston

Royston

Guide Price **£475,000**





22 Briary Lane

Royston, Royston

An extended 4-bedroom semi-detached home in Royston, with 2 reception rooms, a kitchen/breakfast room, a shower room, a bathroom, a large rear garden, and driveway parking.

- Semi Detached Home
- Four Bedrooms
- Extended
- Driveway Parking For Two Cars
- Two Bathrooms
- Walking Distance To Town Centre & Station
- Big Rear Garden
- Kitchen/Breakfast Room
- Two Reception Rooms
- Must View

22 Briary Lane

Royston, Royston

Property Insight

An extended 4-bedroom semi-detached family home in a prime central location in Royston. This property enjoys close proximity to the Heath and town centre, with 2 reception rooms, a kitchen/breakfast room, a downstairs shower room, 4 well-proportioned bedrooms, a family bathroom, a large rear garden, and driveway parking.

This lovely property enjoys a well-maintained and generous frontage, with a front lawn garden with borders of plants, hedgerows and shrubs, and gated side access to the rear. Upon stepping inside, the entrance hallway is bright and nicely decorated, enjoying wood flooring, room for coats and shoes, pendant lighting, stairs to the first floor, and doors through to the downstairs living space, including a downstairs shower room.

The kitchen/breakfast room is a bright space, enjoying windows and a double French doors to a garden aspect, a range of base and wall units, laminate worktops, a breakfast bar, inset lighting, tiled flooring and splashbacks, an integrated double oven, hob and extractor hood, and space for an American fridge/freezer, washing machine, tumble dryer and a breakfast table.

The lounge is an excellent size and is incredibly bright, sharing an open-plan layout with the dining room. There is a large window to a front aspect, attractive wood flooring, pendant lighting, and lots of space for lounge and storage furniture. The dining room is equally a very good size, benefiting from double French doors to the garden, tiled flooring, pendant lighting, and lots of space for a large dining setting.





22 Briary Lane

Royston, Royston

An extended 4-bedroom semi-detached home in Royston, with 2 reception rooms, a kitchen/breakfast room, a shower room, a bathroom, a large rear garden, and driveway parking.

Council Tax band: D

Tenure: Freehold

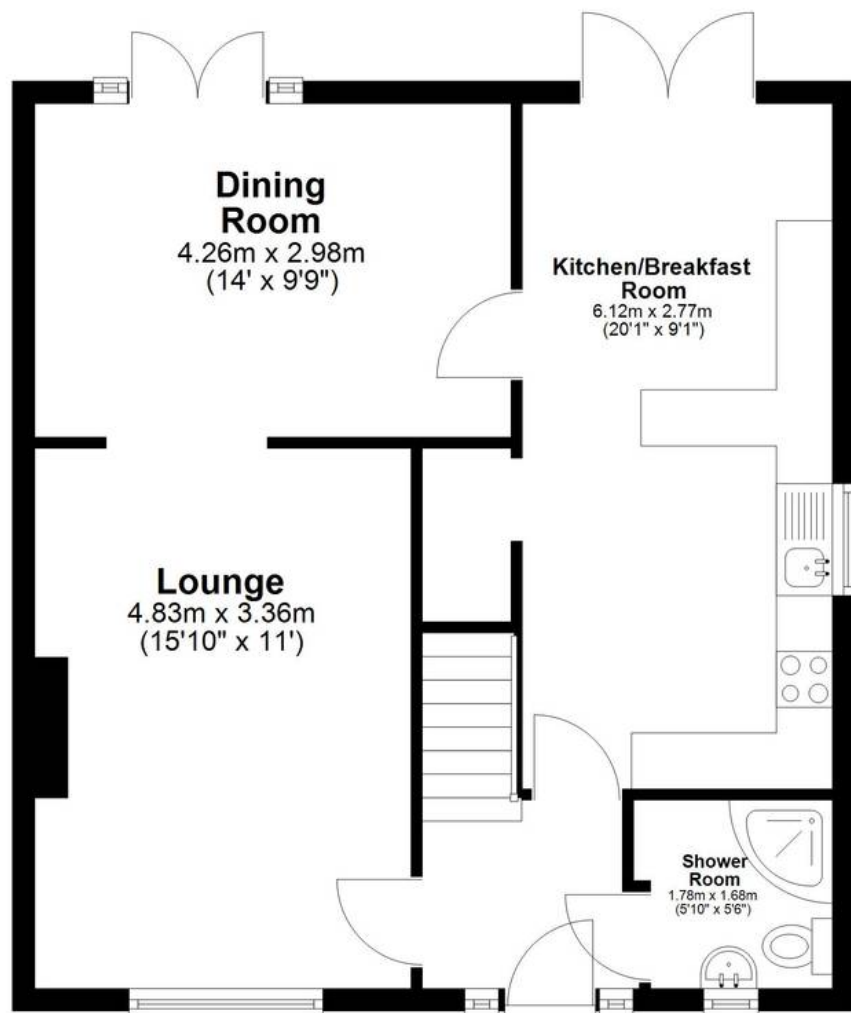
Upstairs to the first floor, this semi-detached family property continues to offer generous accommodation, with 4 well-proportioned bedrooms, integrated storage, and a family bathroom comprising a bath with a shower, a WC and a hand wash basin.

Outside, to the rear, the garden is a lovely size, enclosed by fencing and hedgerows, offering a wonderful space to relax in the sunshine. It is laid mainly to lawn, with a paved patio and gravel areas, providing space for garden furniture, BBQ equipment, and entertaining visitors. There are pretty borders of plants and shrubs, trees dotted through the lawn, and plenty of scope for future owners to put their own stamp on things.



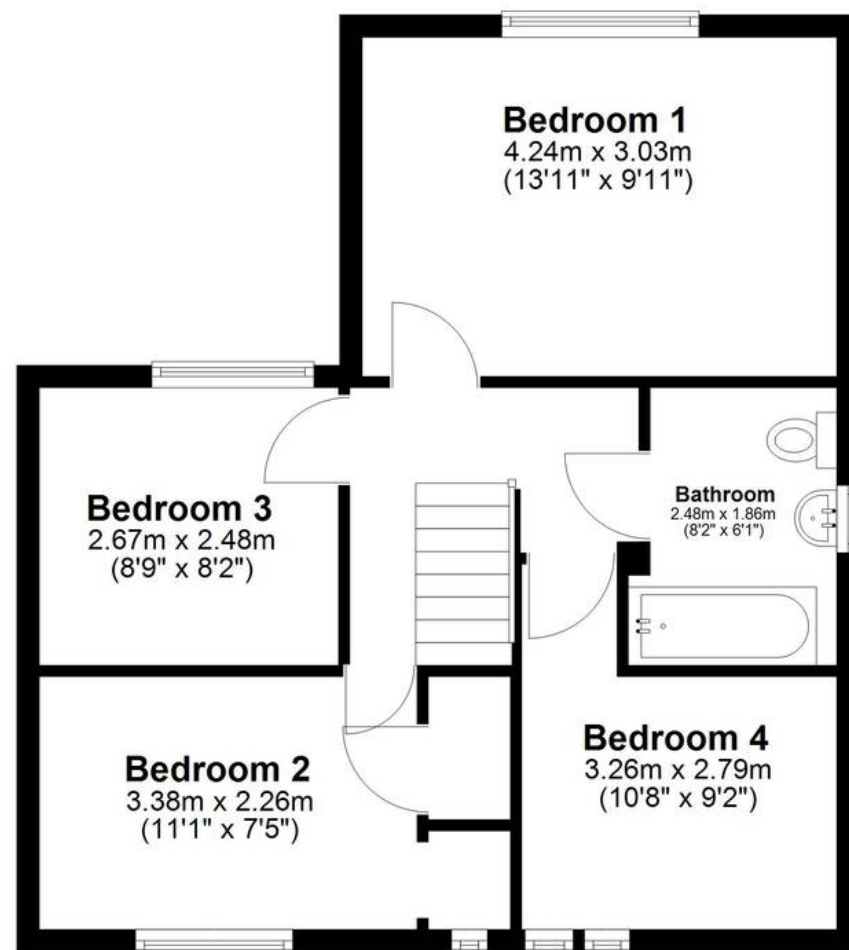
Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 104.1 sq. metres (1120.4 sq. feet)



Ensum Brown

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