



16 The Close, Royston
Royston

Guide Price **£375,000**





16 The Close

Royston, Royston

Ensum Brown are delighted to offer for sale this extended semi-detached home in Royston. This updated and well-presented property benefits from a refitted kitchen/breakfast room, a refitted bathroom, 3 beds, an enclosed garden, driveway parking and garage conversion.

- SOLD BY ENSUM BROWN
- Extended Semi Detached Home
- Updated & Well Presented Throughout
- Lounge/Dining Room
- Re-Fitted Kitchen/Breakfast Room
- Ground Floor Re-Fitted Bathroom With 4 Piece Suite
- 3 First Floor Bedrooms
- Enclosed Garden
- Converted Garage With Flexibility Of Use
- Driveway Parking For Several Vehicles
- Double Glazed & Gas Radiator Heating

16 The Close

Royston, Royston

Property Insight

Ensum Brown are delighted to offer for sale this extended semi-detached home in the highly sought-after market town of Royston. This updated and well-presented property benefits from a lounge/dining room, a refitted kitchen/breakfast room, a refitted bathroom with a 4-piece suite, 3 bedrooms, an enclosed garden, driveway parking for several vehicles, and a garage conversion offering versatile usage.

This extended semi-detached property enjoys a tidy and pleasant frontage, with pretty brick detailing, and an expansive driveway offering off-road parking for several vehicles. Once inside, the entrance hallway is bright and welcoming, with stairs to the first floor, pendant lighting, and doors through to the updated and well-presented living space.

The lounge/dining room is an excellent size, with a lovely bay window to a front aspect, beautiful modern decor, wood effect flooring, pendant lighting, a fireplace with a wood-burning stove, and ample space for a variety of lounge and storage furniture.

The refitted kitchen/breakfast room is equally a lovely size, with windows and double French doors to the rear garden, a door to the side of the property, a range of modern base and wall units, composite worktops, a breakfast bar, inset spotlights, wood effect flooring, tiled splashbacks, an integrated oven, hob, extractor hood and dishwasher, and space for other kitchen appliances and a dining setting.

The refitted family bathroom can also be found on the ground floor, enjoying a beautiful 4-piece suite, comprising a shower, a bath, a WC and a hand wash basin.

Contact Ensum Brown today to arrange your private viewing appointment.

Location - Royston





16 The Close

Royston, Royston

Ensum Brown are delighted to offer for sale this extended semi-detached home in Royston. This updated and well-presented property benefits from a refitted kitchen/breakfast room, a refitted bathroom, 3 beds, an enclosed garden, driveway parking and garage conversion.

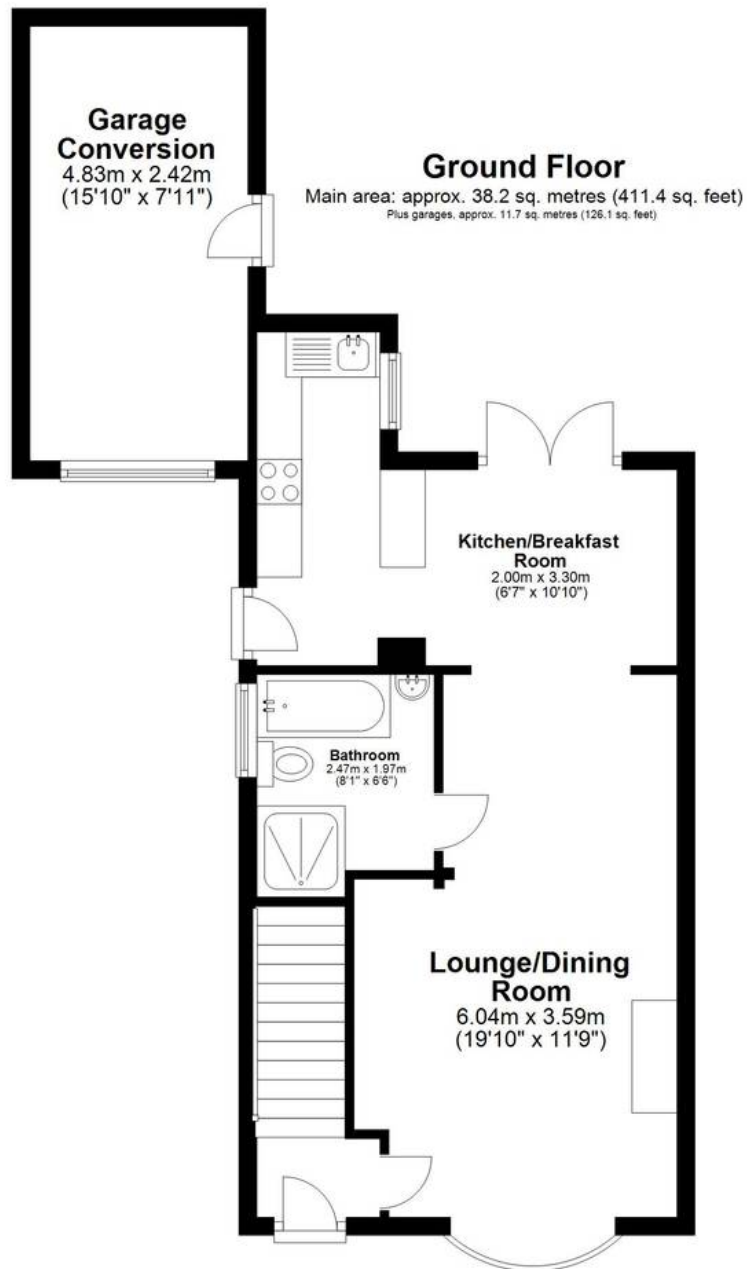
Council Tax band: C

Tenure: Freehold

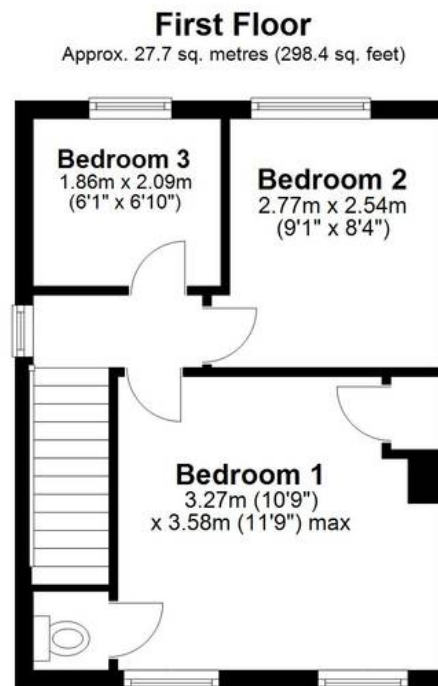
Upstairs to the first floor, this extended semi-detached family property continues to offer well presented accommodation with 3 well-proportioned bedrooms, integrated storage, and a WC within the master bedroom.

Outside, to the rear, the garden is a lovely size, fully enclosed by fencing and offering a lovely sunny spot to sit and relax after a busy day. The garden is laid to lawn and paved patio, with space for garden furniture and entertaining guests. There is also access to a garage conversion providing versatile usage depending on the future owners' requirements.





Main area: Approx. 65.9 sq. metres (709.8 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.1 sq. feet)





Ensum Brown

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

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

