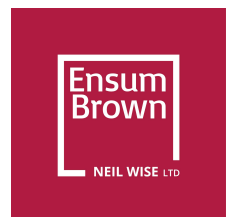




26 Browning Close, ROYSTON

Royston

Guide Price £285,000





26 Browning Close

ROYSTON, Royston

A beautifully presented 2-bedroom modern home on a cul-de-sac in Royston, with a lounge/diner, a kitchen, a cloakroom WC, a bathroom, a garden and parking to the front.

- Two bedrooms
- Beautifully presented throughout
- Accommodation over two floors
- Ideal of First-time buyers
- Private rear garden
- Downstairs cloakroom
- Allocated parking space
- Modern bathroom suite
- Well-fitted kitchen
- Built-in wardrobes to main bedroom

26 Browning Close

ROYSTON, Royston

A beautifully presented modern home on a cul-de-sac in the popular town of Royston. This lovely property would make an ideal first-time purchase, offering generous accommodation over two floors, an open-plan lounge/diner, a well-equipped kitchen, a cloakroom WC, 2 well-proportioned bedrooms, a family bathroom, a private rear garden and an allocated parking space to the front. On approach, this modern home offers a tidy and pleasant frontage with front lawn gardens and space for potted plants. Once inside, the entrance hallway is bright and nicely presented, alluding to the standard seen throughout. It enjoys space for furnishings, wood effect flooring, pendant lighting, stairs to the first floor, integrated storage, and doors through to the downstairs living space, including a cloakroom WC.

The kitchen is a very good size and enjoys an open-plan layout with the lounge/diner, benefiting from a range of base and wall units, laminate worktops, a window to a front aspect, tiled flooring, spot lighting, and space for an oven, dishwasher, washing machine and fridge/freezer.

The lounge/dining room is nicely open-plan and very bright, enjoying windows and a door to a lovely garden aspect, wood effect flooring, pendant lighting, neutral decor, and ample space for a variety of lounge, dining and storage furniture.

Upstairs to the first floor, this modern family property continues to offer light and spacious accommodation with the landing leading to two double bedrooms and a family bathroom, comprising a bath with an overhead shower, WC and hand wash basin.

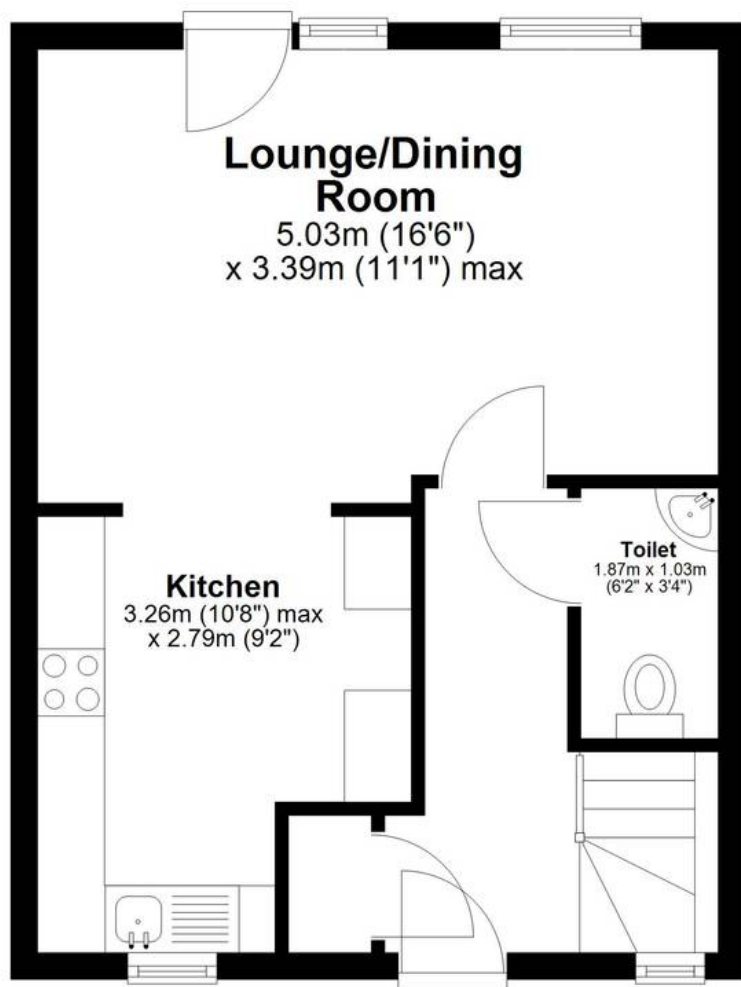
Outside, the landscaped rear garden is a delightful, fully enclosed space, offering a nicely maintained feature where you can sit and unwind after a busy day. It is laid mainly to lawn, with paved areas, providing space for seating, cooking meals al fresco or entertaining. There are pretty raised beds and borders, brimming with colourful flowers, space for potted plants, and access to a shed.





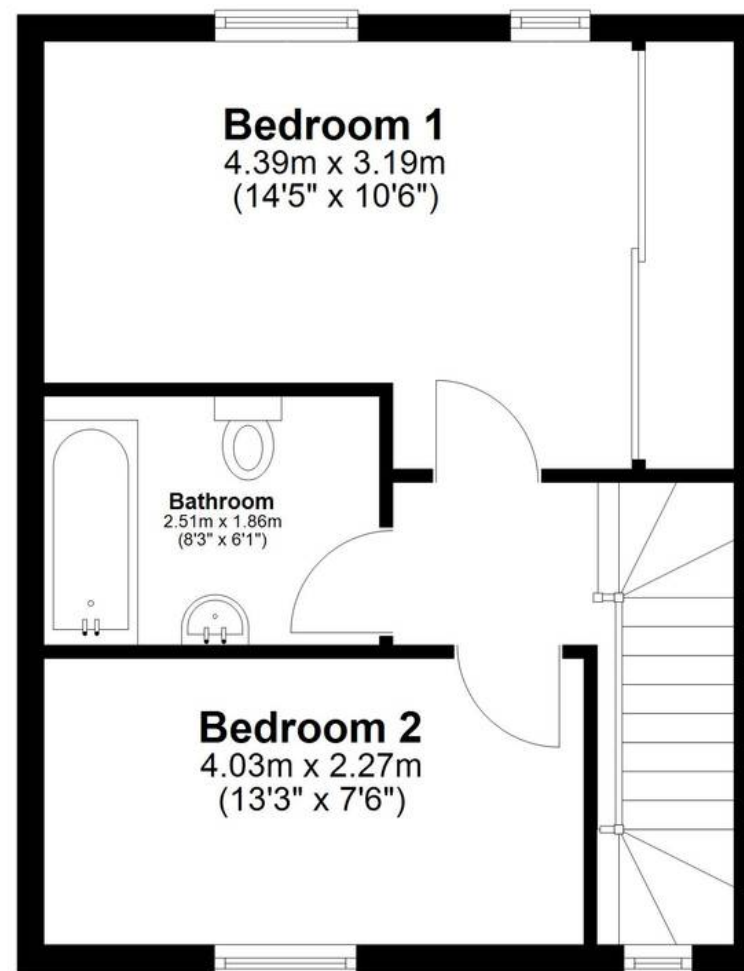
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 34.6 sq. metres (373.0 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)



Ensum Brown

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

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

