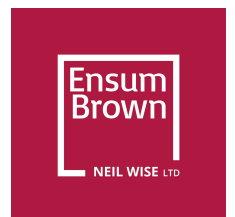




42 Beechwood Avenue, Melbourn
Royston

Offers in Region of **£400,000**





42 Beechwood Avenue

Melbourn, Royston

Extended 3-bed semi in Melbourn, no chain, with conservatory, 2 bathrooms, garage and driveway parking.

- No Onward Chain
- Extended Semi-Detached Family Home
- Three Bedrooms
- Popular Village Location Of Melbourn
- En-Suite To Principal Bedroom & Family Bathroom
- Ground Floor Shower Room
- Conservatory
- Garage & Driveway Parking
- Scope To Update And Add Value
- Enclosed Rear Garden

42 Beechwood Avenue

Melbourn, Royston

Property Insight

Offering excellent potential to update and add value, this extended 3-bedroom semi-detached home is set in the popular village of Melbourn and comes to the market with no onward chain.

The property benefits from a lounge, a kitchen/breakfast room, a conservatory, a ground-floor shower room, 3 bedrooms with an en-suite to the principal, a family bathroom, a garage, and driveway parking.

On approach, the property enjoys a tidy frontage, with a block-paved driveway providing parking in front of the integral garage, alongside established shrub borders and access to the rear. Once inside, the entrance hall leads through to the downstairs living space, with stairs rising to the first floor. The lounge is a comfortable and spacious room, with a window to the front aspect, a feature fireplace, wood-effect flooring, and ample space for a variety of lounge and storage furniture.

It opens through to the wider ground-floor accommodation, giving the space a connected, sociable feel. The kitchen/breakfast room is a good size, fitted with a range of base and wall units, contrasting worktops, an integrated gas hob and extractor, and space for further appliances. It flows through to a generous conservatory at the rear, which provides a bright additional reception space with room for both seating and dining, and doors opening out to the garden. A ground-floor shower room completes the downstairs accommodation.





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Upstairs to the first floor, the property offers 3 well-proportioned bedrooms, two of which are comfortable doubles with fitted storage, along with a third single ideal as a child's room or study. The principal bedroom benefits from an en-suite, and there is a separate family bathroom comprising a shower enclosure, a WC and a hand wash basin. Throughout, there is huge scope for new owners to update and put their own stamp on things.

Outside, to the rear, the garden is a lovely size and fully enclosed, offering a private spot to relax and enjoy the sunshine. It is laid mainly to lawn, bordered by mature, well-stocked planting full of shrubs and trees, with a seating area for garden furniture and al fresco dining. There is plenty of scope for future owners to landscape and make the space their own. Contact the team today to arrange your private viewing appointment.

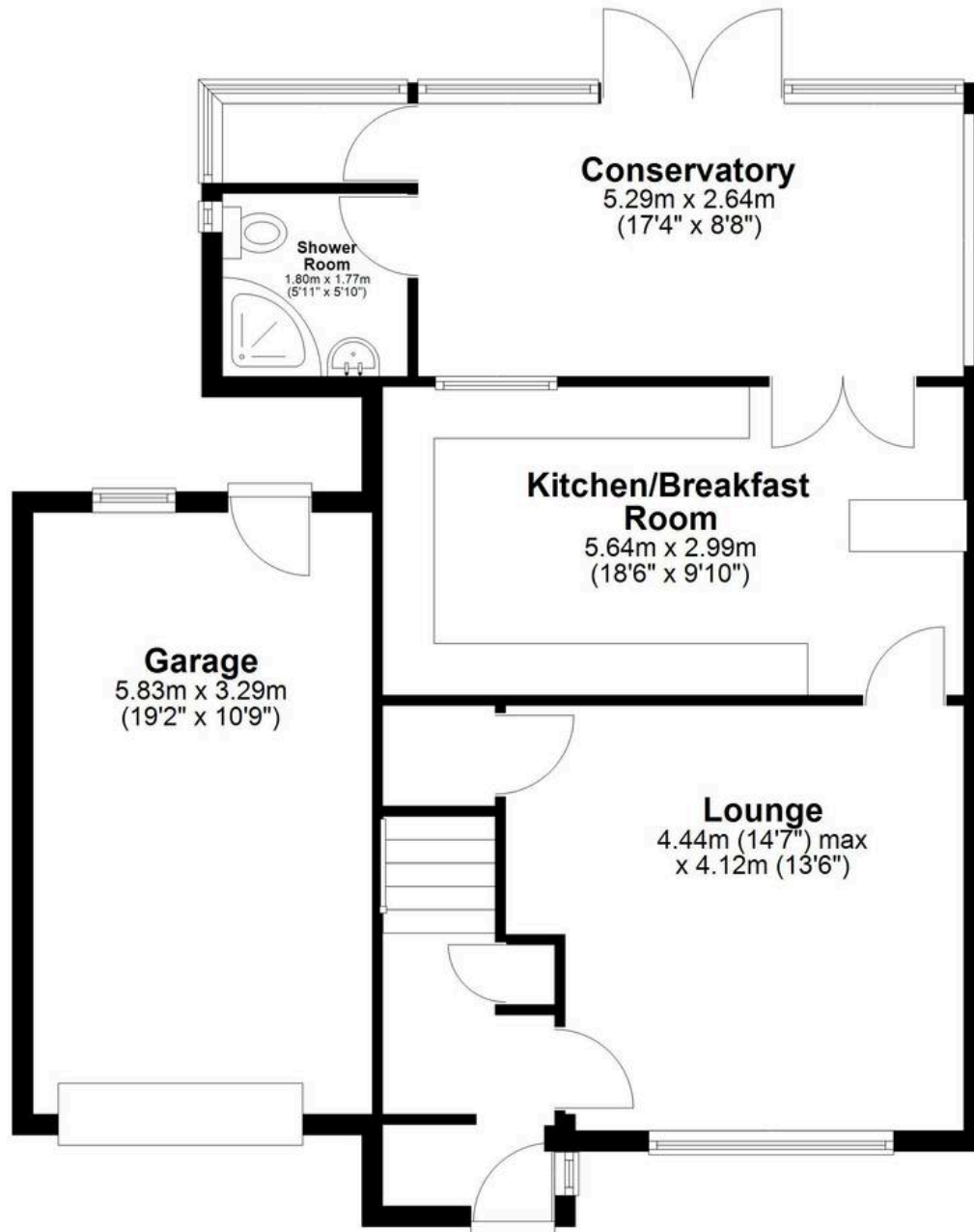
Anti-Money Laundering (AML) Checks:

In line with the Money Laundering Regulations 2017, we are legally required to carry out identity and AML checks on all buyers. A fee of £25 (inc. VAT) per buyer is payable once an offer has been formally accepted. This fee is mandatory and forms part of our regulatory compliance obligations.



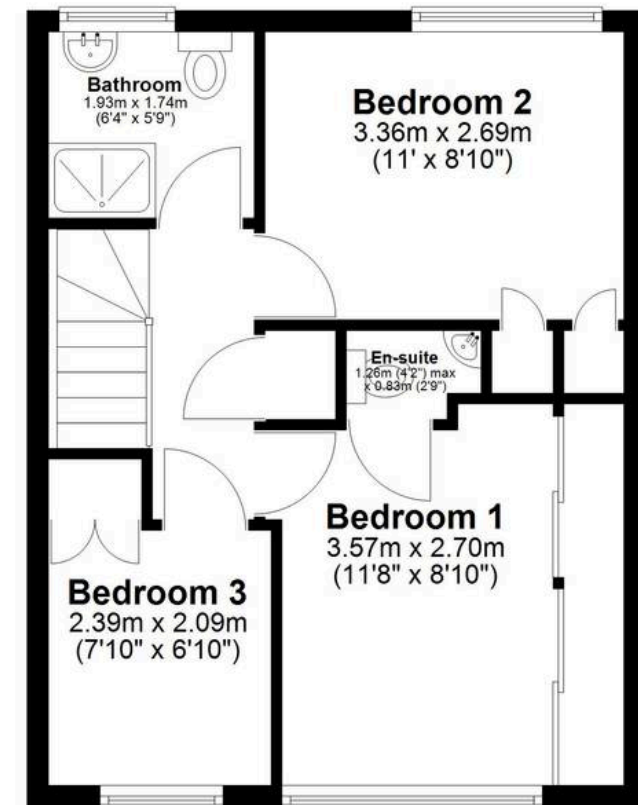
Ground Floor

Main area: approx. 61.4 sq. metres (661.0 sq. feet)
Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Main area: Approx. 99.4 sq. metres (1069.6 sq. feet)

Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)



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