



Wheatfield Crescent, Royston, Hertfordshire SG8 7EN

Guide Price: £450,000

EPC - D

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Wheatfield Crescent, Royston, Hertfordshire SG8 7EN

A spacious well presented detached bungalow set in a regarded location convenient for the town centre. Three double bedrooms and a nice size garden with garage and off road parking for two/three vehicles.

* Detached Bungalow * Three Double Bedrooms * Off Road Parking For Two/Three Vehicles * Garage * Good Size Garden * Gas Fired Central Heating System *
* Well Presented Accommodation Throughout * uPVC Double Glazing Throughout *

uPVC Double glazed front door to:

RECEPTION HALL:

Built in cupboard and airing cupboard housing hot water tank and shelving. Access to loft space with fitted ladder. Radiator. Telephone point. Glazed door to:

LOUNGE:

17' 9" x 12' (5.41m x 3.65m) uPVC double glazed full height window to rear. uPVC double glazed door to rear garden. Feature fireplace with inset gas fire. Radiator. Television point.

KITCHEN:

12' 2" x 9' 10" (3.7m x 3m) uPVC double glazed window to front. Range of fitted wall and base units with work surfaces over. Inset one and a half bowl drainer sink unit. Electric cooker point. Plumbing for washing machine. Part tiled walls. Radiator. uPVC double glazed door to side.

MASTER BEDROOM:

14' 11" x 9' 10" (4.54m x 3m) uPVC double glazed window to rear. Radiator.

BEDROOM TWO:

11' 11" x 10' 4" (3.64m x 3.15m) uPVC double glazed window to rear. Radiator.

BEDROOM THREE:

9' 9" x 9' 8" (2.98m x 2.95m) uPVC double glazed window to front. Radiator.

BATHROOM:

uPVC double glazed window to rear. Two piece suite comprising: Panel enclosed bath with power shower over. Pedestal wash hand basin. Fully tiled. Radiator.



W.C:

uPVC double glazed window to front. Low level W.C. Radiator.

OUTSIDE:

The property enjoys gardens on all sides. The bungalow is approached from the road by a good size driveway providing off road parking for two/three vehicles with a neatly tended lawn with bark chip borders and hedge. Path to front door.

REAR GARDEN:

A mature garden mainly laid to lawn with a range of established flower and shrub borders. Raise timber decking area and lawned side access with shed. Further side patio with trellis fencing.

GARAGE:

Up and over door. Power and light.

COUNCIL TAX:

Band E.

VIEWINGS:

Strictly by appointment via Marshalls 01763 247788

FINANCIAL ADVICE:

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.



DISTANCE TO STATION:

Royston	0.8m
Cambridge	13.4m



DISTANCE TO:

A1(M)	11m
M11	7.7m



DISTANCE TO SCHOOL:


Icknield Walk	0.2m
Meridian	0.5m




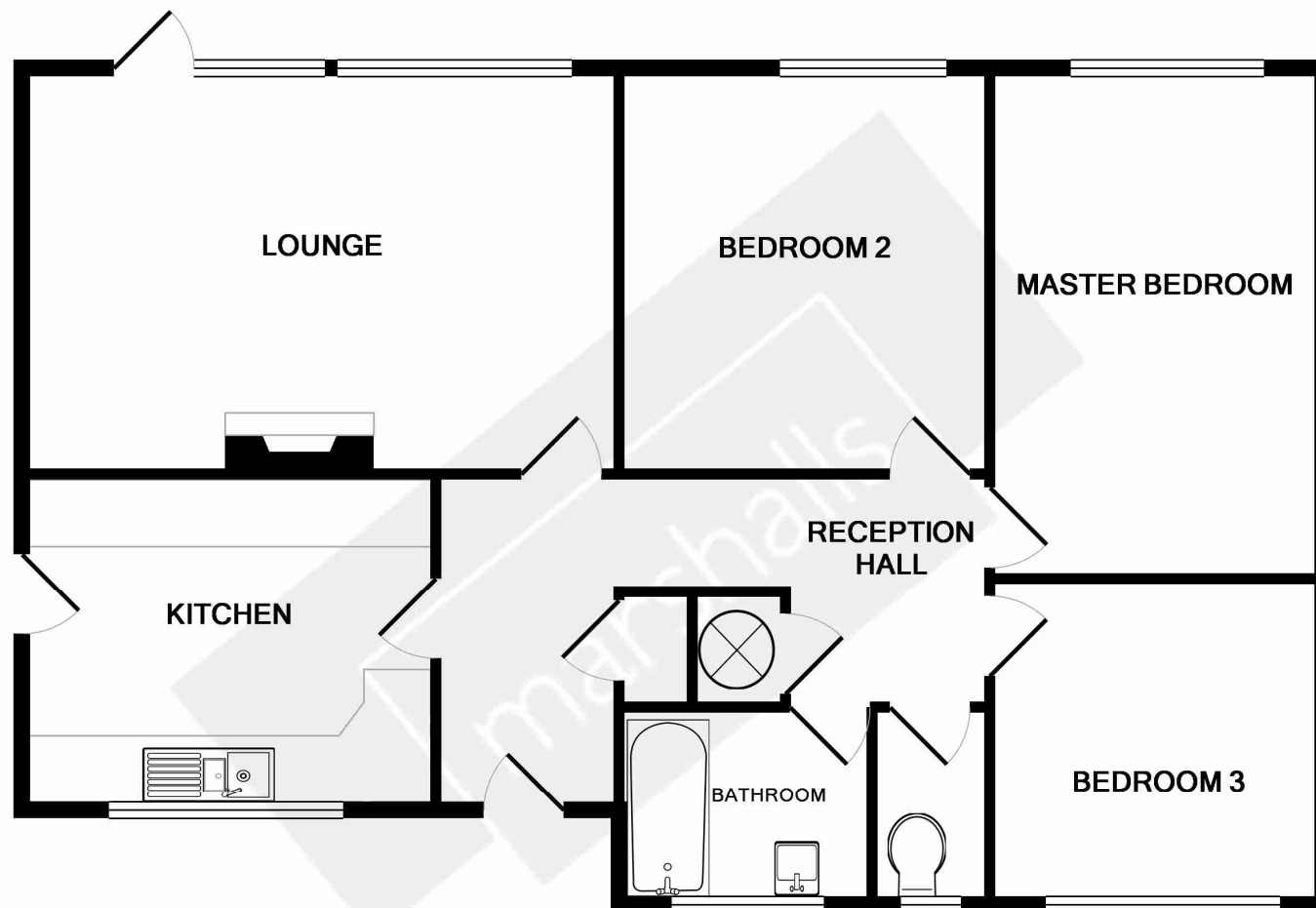
DISTANCE TO HOSPITAL:

Addenbrokes Hospital	13.1m
Lister Hospital Stevenage	14m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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