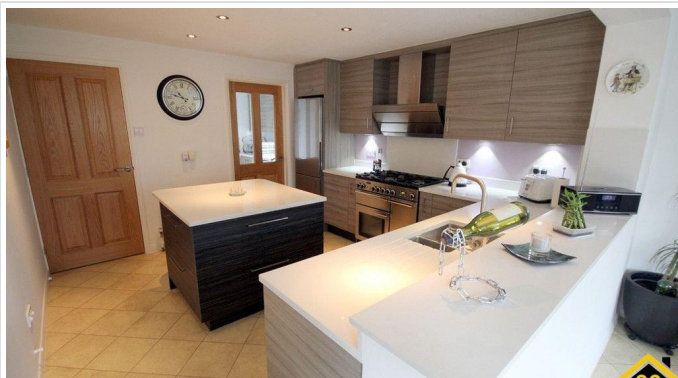


5 Bed Detached In Downlands Royston, Royston, SG8 5BY

£825,000





SHORT DESCRIPTION

Property Ref: 13244 One of the most popular roads in Royston, opposite the Golf Club, tennis courts and The Heath. Walking distance to station and town. Ideally situated for access to A10, A1M and M11. Close to local schools. New driveway, new guttering and new double garage door installed. Entrance Hall - with carpeted floor covering and under stair storage cupboard. Kitchen and Utility room with dining area Large lounge - 18' 6" x 12' 4" (5.64m x 3.76m) with carpet, fire surround with gas fire, two wall lights. Large dining room Office Cloakroom - low flush WC, wash hand basin, fully tiled walls and floor. Stairs & Landing - With carpeted floor covering, cylinder cupboard. Bedrooms are on two floors Master bedroom - 12' 8" x 12' 5" (3.86m x 3.78m) with carpeted floor covering. With Ensuite bathroom. Bedroom two - 10' 8" x 9' 2" (3.25m x 2.79m). Bedroom three - 9' 7" x 7' 7" (2.92m x 3.31m) with carpeted floor covering. Bedroom four - 12' 11" x 11' 5" (3.94m x 3.48m) with carpeted floor. Bedroom five - 12' 4" x 11' 6" (3.76m x 3.51m) with carpeted floor. Bathroom - three-piece suite comprising low flush WC, wash hand basin and bath with overhead shower and shower screen, and tiled splashbacks. Gardens: To the front of the property there is a private drive leading to the garage and a small garden with plants and shrubs. To the rear of the property, there is a garden with a built-in barbeque Office 2.13m (W) Length 2.43m (L) Dining Room 3.04m (W) 3.57m (L) Utility Room 1.52m (W) 2.13m (L) COUNCIL TAX BAND: F EPC: D.

5

Bed Room(s)

2

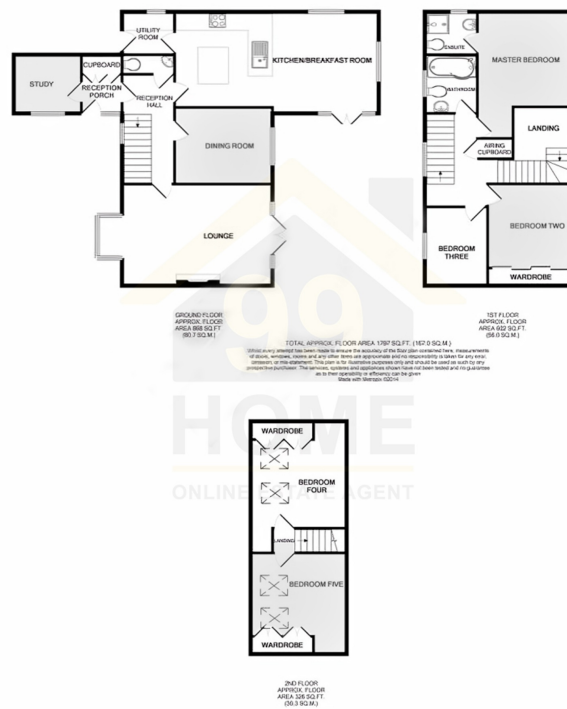
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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