

53 Poplar Drive, Royston, SG8 7EP

THOMAS MORRIS







Asking Price: £600,000
Freehold

Poplar Drive, Royston, SG8 7EP

- Rarely available Detached Bungalow
- Level walk to close by Town Centre facilities
- 3 Double Bedrooms
- Living Room & Conservatory
- Kitchen & Utility Room
- Shower Room WC & Additional WC
- Gas central heating & uPVC Double glazed throughout
- West facing Rear Garden
- Garage and ample off street parking
- Freehold - EPC 52/E

Offered with no upward chain, this rarely available detached bungalow offers a fantastic opportunity to secure a spacious home in a highly sought-after location. Situated on a generously sized plot, the property is just a short, flat walk away from the bustling town centre facilities, making it ideal for those seeking convenience and accessibility without compromising on space.

Accommodation

Entrance Porch

Entrance Hall

Living Room *17'9" x 11'9" (5.4m x 3.58m)*.

Conservatory *16'5" x 8' (5m x 2.44m)*.

Kitchen *12'2" x 9'10" (3.7m x 3m)*.

Utility Room *13'10" x 4'11" (4.22m x 1.5m)*.

Bedroom One *14'10" x 9'9" (4.52m x 2.97m)*.

Bedroom Two *11'10" x 10'3" (3.6m x 3.12m)*.

Bedroom Three *9'9" x 9'6" (2.97m x 2.9m)*.

Shower room WC

Separate additional WC

West facing Rear Garden

Summer house *12'8" x 6'10" (3.86m x 2.08m)*.

Large Front Garden

Garage & Driveway







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
6 Melbourn Street, Royston, Hertfordshire, SG8 7BZ
T: 01763 243331
enquiries.royston@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman