



49 Gower Road, Royston, SG8 5DU





Guide Price: £375,000

Freehold

Gower Road, Royston, SG8 5DU

- Three Bedrooms
- Semi-Detached House
- Garage, Driveway & Extra Parking
- Summer House
- Cellar/Home Office
- Two Reception Rooms
- Potential to extend
- 0.1 Miles to Train Station
- FREEHOLD
- EPC - TBC

An attractive semi-detached, Victorian 2/3 bedroom home located in the extremely popular Gower Road, Royston. Perfectly positioned within 0.1 miles of Royston train station, and close to the bustling town centre, Therfield heath and supermarket.

The internal accommodation comprises; entrance porch, living room, dining room, kitchen/breakfast room, small utility area, ground floor wet room, lobby, first floor landing, three bedrooms, cellar which is converted into a home office/store room. With oversized garage to rear and summerhouse with two large rooms.

The rear garden is very private and mainly laid to lawn with decked patio area, pond and access to the garage and parking area.



Accommodation

Entrance Hallway 1'7" x 4'7" (0.48m x 1.4m).

Living Room 11'1" x 12'3" (3.38m x 3.73m).

Dining Room 12'11" x 12'4" (3.94m x 3.76m).

Kitchen 10'4" x 8'5" (3.15m x 2.57m).

Hallway 12'4" x 4'5" (3.76m x 1.35m).

Laundry Room 4'6" x 3'4" (1.37m x 1.02m).

Bathroom 7'8" x 5' (2.34m x 1.52m).

Landing 12'11" x 4'2" (3.94m x 1.27m).

Bedroom 11'2" x 11'1" (3.4m x 3.38m).

Bedroom 10'5" x 7'10" (3.18m x 2.4m).

Shower / Bedroom 10'5" x 8'5" (3.18m x 2.57m).

Cellar 1 9'11" x 5'7" (3.02m x 1.7m).

Cellar 2 9'5" x 3'8" (2.87m x 1.12m).

Garage 22' x 10'2" (6.7m x 3.1m).

Summerhouse Living Room/Kitchen 11'4" x 9'3" (3.45m x 2.82m).

Summerhouse Bedroom 7'7" x 9'3" (2.3m x 2.82m).

Large Garden to rear, block paved to front



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