



14 Masefield Way, Royston

Royston

Offers Over **£450,000**





14 Masefield Way

Royston, Royston

Ensum Brown offer for sale this detached home in Royston, with 2 reception rooms, a kitchen, a cloakroom, 3 bedrooms, 2 bathrooms, a generous enclosed garden, a garage and parking.

- Detached Family Home
- Single Garage & Driveway
- Three Bedrooms
- Principle Bedroom with EnSuite
- South Facing Garden
- Close to Schools
- Walkable to Royston Train Station

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Council Tax band: E

Tenure: Freehold

NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!

Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

Property Insight

Ensum Brown are delighted to offer for sale this modern detached family home in the highly popular town of Royston. This well-presented property enjoys 2 reception rooms, a separate kitchen, a cloakroom WC, 3 well-proportioned bedrooms, a family bathroom and en-suite to the primary, a generous enclosed garden, a garage and driveway parking.

This spacious detached property enjoys good kerb appeal, with a pleasant and tidy frontage, front lawn gardens, borders of shrubs and hedgerows, and space for potted plants. Upon stepping inside the property, the entrance hallway is bright and welcoming, with wood flooring, spot lighting, space for coats and shoes, stairs to the first floor, and doors through to the downstairs living space, including a cloakroom WC.

The separate kitchen is a very good size, enjoying a window and door to a lovely garden aspect, a range of base and wall units, laminate worktops, inset lighting, tiled splashbacks, wood flooring, an integrated oven, gas hob and extractor fan, and space for a fridge/freezer, washing machine, tumble dryer and other small kitchen appliances.

The lounge is very spacious and comfortable, benefiting from a bay window to a front aspect, pendant lighting, wood flooring, pleasant decor, and ample space for a variety of lounge and storage furniture. The dining room is accessed via an archway, giving it a lovely open-plan feel with the lounge. It enjoys wood





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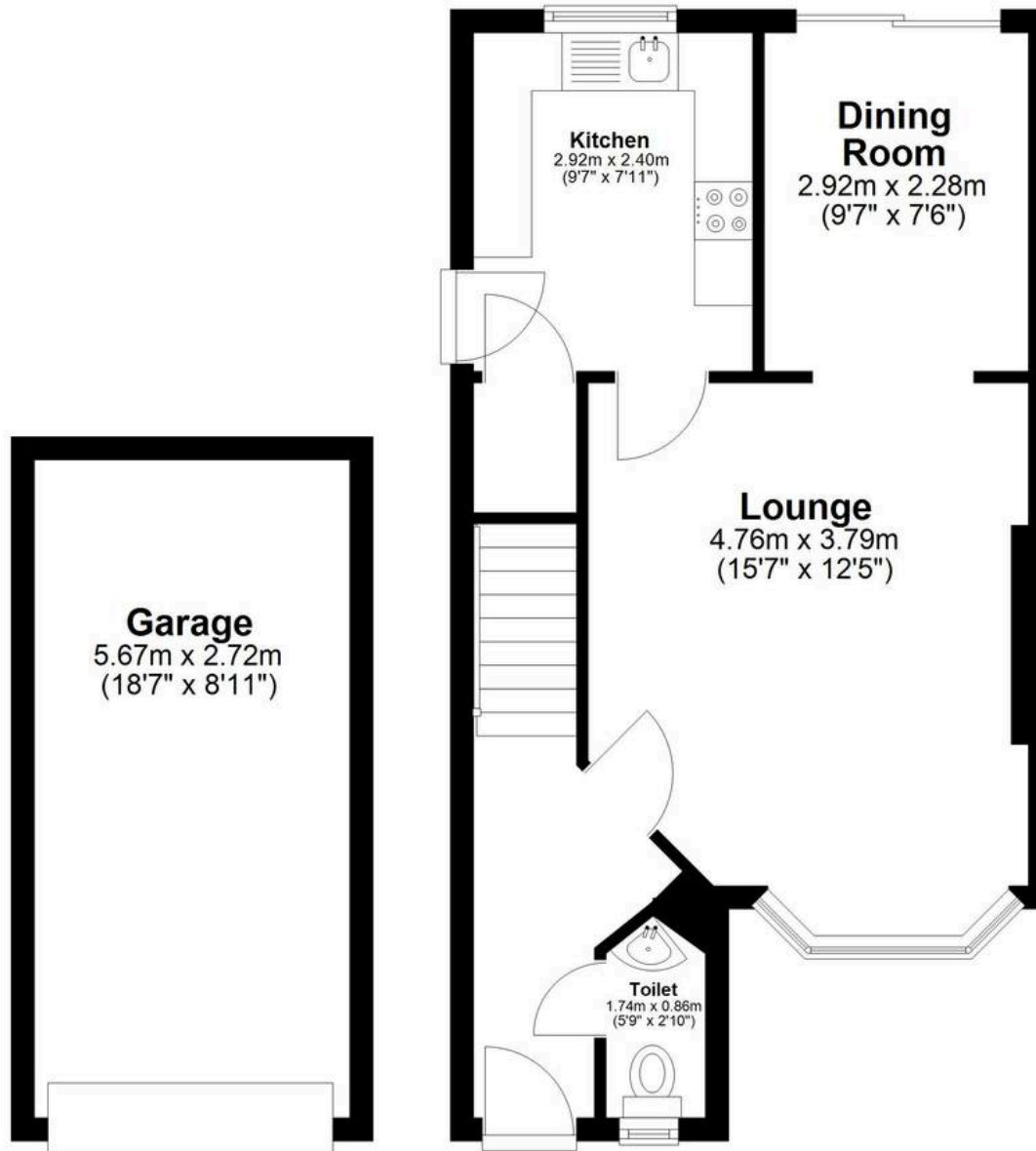
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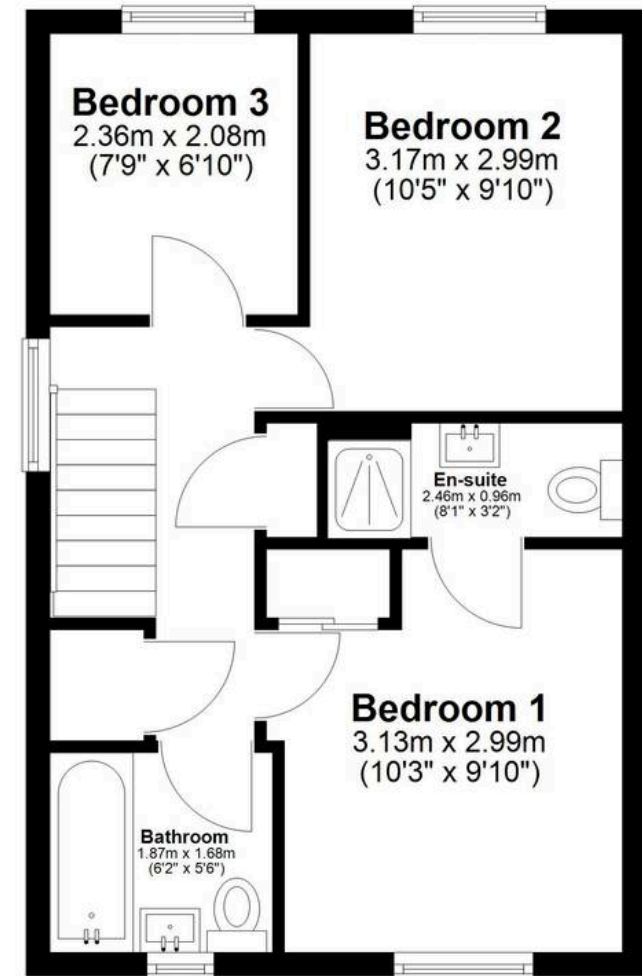
Ground Floor

Main area: approx. 39.4 sq. metres (424.0 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Main area: Approx. 75.5 sq. metres (812.4 sq. feet)

Plus garages, approx. 15.4 sq. metres (165.8 sq. feet)



Ensum Brown

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