



19 The Lawns, Melbourn

Royston

Guide Price **£700,000**





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Melbourn, Royston

Ensum Brown are delighted to offer for sale this superbly presented detached family home in a sought-after residential area in Melbourn. This property enjoys a cul-de-sac location, extension potential, 3 reception rooms, 4 bedrooms, 2 baths, an enclosed garden, a double garage and a large driveway.

- Detached Family Home
- Updated & Superbly Presented Throughout
- 3 Potential For Extension (stp)
- Highly Regarded Cul-De-Sac Location
- 3 Reception Rooms
- Large Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 4 Bedrooms & 2 Bathrooms
- Enclosed Garden
- Double Garage & Driveway Parking

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Council Tax band: F

Tenure: Freehold

NOT FAMILIAR WITH MELBOURN? WATCH OUR SHORT VIDEO!

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

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superbly presented detached family home in a highly sought-after residential area in Melbourn. This updated property enjoys a top of cul-de-sac location, extension potential, 3 reception rooms, 4 bedrooms, 2 bathrooms, an enclosed garden, a double garage and driveway parking.

This superbly presented detached family home enjoys excellent kerb appeal, with an attractive and well-maintained frontage, a landscaped front lawn garden with hedgerows, access to a double garage, and a block paved driveway with off-road parking for multiple vehicles. This property also offers the potential to convert the double garage and extend above, subject to the correct planning permissions.

Upon stepping inside the front door, the entrance hallway is wide and neutrally decorated, with wood flooring, inset spotlights, integrated storage, stairs to the first floor, and doors through to the entire downstairs living space, including a study and an ideally located cloakroom with a WC and hand wash basin.

The kitchen/breakfast room is a large and wonderfully bright space, with windows and double French doors to the rear garden, allowing in lots of light, a wide range of off-white base and wall units, wood worktops and upstands, inset spotlights, undercounter lights, tiled flooring, a range cooker, integrated storage





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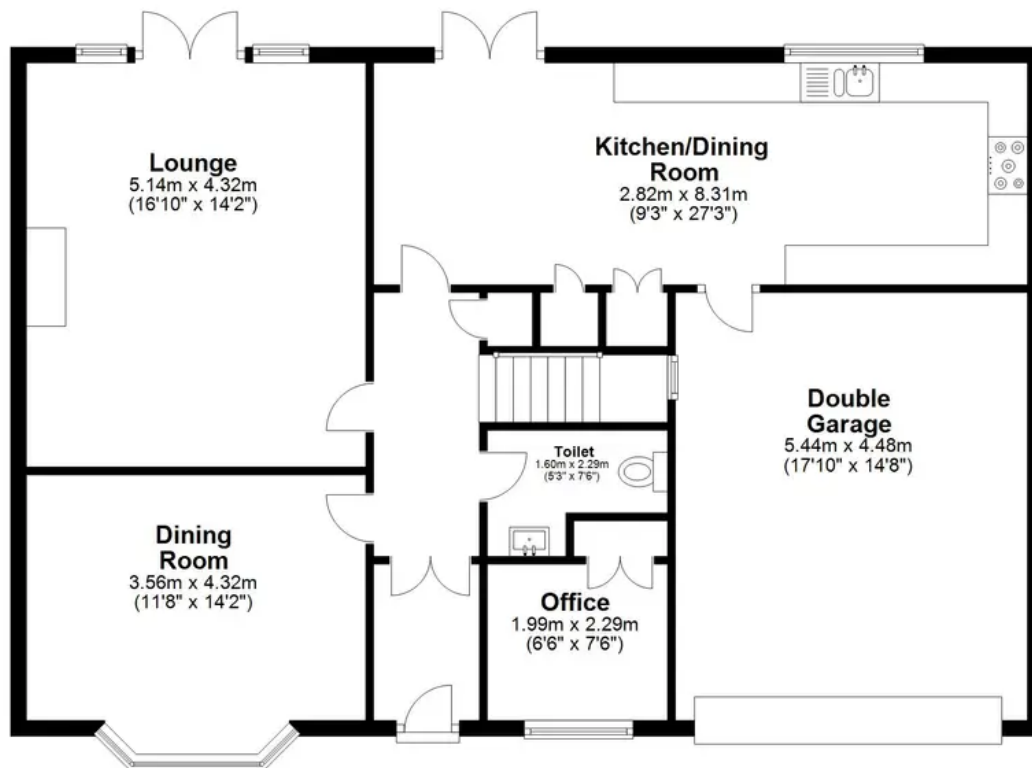
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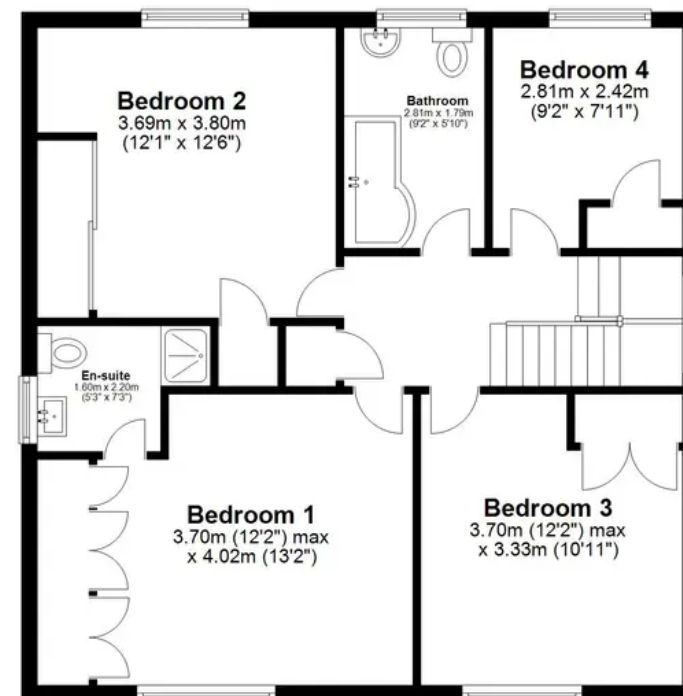
Ground Floor

Approx. 106.8 sq. metres (1149.7 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.8 sq. feet)





Ensum Brown

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