



## 26 Betony Vale, Royston

Royston

In Excess of £400,000







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Royston, Royston

Ensum Brown are delighted to offer for sale this spacious link-detached bungalow in the highly sought-after market town of Royston. This property requires modernisation throughout, benefiting from 3 bedrooms, a landscaped rear garden, a garage and a driveway with parking for multiple vehicles.

- Link-Detached Bungalow
- 3 Well-Proportioned Bedrooms
- Potential For Modernisation Throughout
- Sold With The Advantage Of No Onward Chain
- Enclosed Landscaped Rear Garden
- Garage With An Electric Roller Door
- Driveway Parking
- Open Plan Lounge/Dining Room
- Viewing Essential



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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 spacious link-detached bungalow in the highly sought-after market town of Royston. This property requires modernisation throughout, benefiting from 3 bedrooms, a landscaped rear garden, a garage and a driveway with parking for multiple vehicles.

This spacious link-detached bungalow offers excellent kerb appeal, with a generous and attractive frontage, a front paved garden with raised beds of plants and shrubs, access to an integral single garage, and a driveway with off-road parking for multiple vehicles. Upon stepping inside, the entrance hallway is wide and bright, benefiting from integral storage, carpets, pendant lighting, room for furniture and access through to the entire living space.

The kitchen is a very good size, with a window and door to the rear garden, a range of base and wall units, laminate worktops, wood flooring, tiled splashbacks, an integrated oven, gas hob and extractor fan, and space for a fridge/freezer, washing machine and other small kitchen appliances.

The lounge/dining room is an excellent size, enjoying a window and double sliding doors to a dual aspect, glorious garden views, a fireplace with brick hearth, pendant and scone lighting, carpets, and ample space for a wide variety of lounge, dining and storage furniture.







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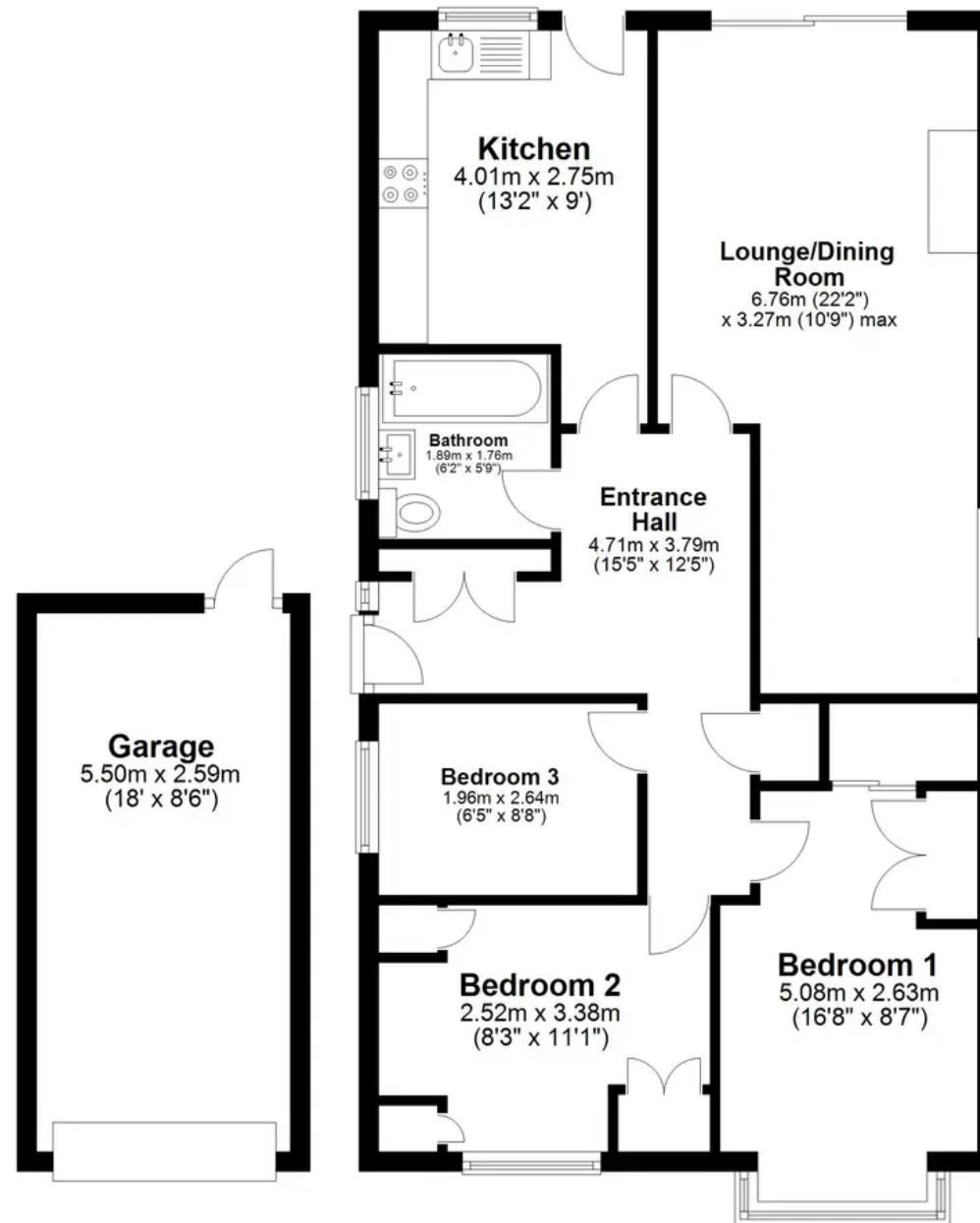






## Ground Floor

Approx. 84.6 sq. metres (910.4 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only  
Plan produced using PlanUp.





## Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston - SG8 9AG

01763 750000

[royston@ensumbrown.com](mailto:royston@ensumbrown.com)

<http://ensumbrown.com>

