



Downlands

SG8 5BY

abode



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Abode are delighted to offer to market this unique bungalow in the historic market town of Royston, Hertfordshire. This is a rare opportunity to purchase a substantial bungalow originally built by the developer of the estate for their own personal family home. The property is offered to market fully furnished, to include all the garden ornaments and pots, the Italian garden furniture, a large insurance rated safe, a fully stocked workshop area in the garage, and all other fixtures and fittings. The generous family home is located a short walk from the town centre and Therfield Heath, one of the most desirable areas of Royston. The main bungalow is designed around a gorgeously presented garden with bifold doors to all of the main entertaining spaces and master bedroom opening onto the immaculate garden. From the entrance hall we find a large triple aspect lounge, with a modern gas fireplace and bifold doors to the garden. There is a generous dining room, again ideal for entertaining with bi-folds to the rear garden. The large kitchen has a separate utility room, and benefits from access to the garage via a rear door. The property has three Double bedrooms, with a four piece en-suite to the master bedroom, an open plan bathroom to bedroom three, and a separate large shower room opposite bedroom two. The property also benefits from a guests WC and a home office. There is a pool building, which is currently used as a second home office, with separate rooms ideal for changing rooms/further storage. The property further benefits from off road parking and a large double garage. The property is monitored

## Entrance Hall:

### Lounge: 4.78m ( 15'9") x 7.17m ( 23'7")

A large and light room, with double glazed windows to front and side aspect, and bi-fold doors to a patio area in the rear garden. Feature gas fireplace.

### Dining Room: 3.61m ( 11'11") x 4.31m ( 14'2")

With double glassed internal doors and Bifold doors to rear patio are in garden.

### WC: 1.65m ( 5'5") x 1.47m ( 4'10")

With basin and frosted double glazed window.

### Kitchen/Breakfast Room: 5.11m ( 16'10") x 4.97m ( 16'4")

A fully fitted kitchen with range oven, integrated dishwasher, and double sink with drinking water tap. Doors to several cupboards and door to utility room. Double glazed windows to front and side aspects.

### Utility Room: 2.20m ( 7'3") x 2.86m ( 9'5")

With fitted draws, cupboard and double glazed window to front aspect. Plumbing for washing machine and drier.

### Study: 3.26m ( 10'9") x 2.56m ( 8'5")

With double glazed window to side aspect, integrated cupboard.

### Bedroom 2: 4.22m ( 13'11") x 3.25m ( 10'8")

With integrated wardrobes and dressing unit, Sliding doors to side aspect decking area.

### Shower Room: 2.34m ( 7'9") x 2.62m ( 8'8")

With large shower including steam facility, Basin with vanity beneath and WC.

### Bedroom 3: 5.71m ( 18'9") x 2.95m ( 9'9")

With two integrated wardrobes, bath, WC and basin open plan within the room. Sliding doors to side aspect.

### Master Bedroom : 4.45m ( 14'8") x 4.32m ( 14'3")

With integrated wardrobes and bifold door to rear garden, door to ensuite.

### Ensuite: 2.73m ( 9'0") x 2.68m ( 8'10")

A five piece suite comprising of bath, shower, two basins with vanities beneath and WC. frosted window to rear aspect.

### Outbuilding:

Comprising of a 4.47 by 4.47 office, with two storage rooms/changing rooms, a separate tool shed and a plant room. The office has double glazed sliding doors overlooking the decking/pool area. Total building size 41.7 square meters.

### Double Garage: 7.38m ( 24'3") x 6.11m ( 20'1")

A large garage with Double glazed windows to front and side aspect, door through to covered area and utility room, includes a second WC and storage cupboard.

### Outside:



Approximate Gross Internal Area  
 190.63 sq m / 2051.92 sq ft  
 (Excluding Outbuilding / Garage)  
 Garage Area 45.09 sq m / 485.34 sq ft  
 Outbuilding Area 41.75 sq m / 449.39 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	AWAITING VALUES	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	