



**Edgley, Grange Bottom, Royston, SG8**

**£2,750 PCM**

- Extended & Renovated Bungalow
- Four Bedrooms
- En-Suites to Two Bedrooms
- Modern & Spacious Kitchen/Family Room
- Double Garage & Driveway Parking
- Outside Space
- Approx 0.6 Mile Walk to Royston Town Centre
- Approx 1 Mile Walk to Royston Train Station
- Available Now
- EPC 73 C

A truly stunning four bedroom detached bungalow that has been extended and completely renovated throughout offering modern living in the historic market town of Royston. As you enter the property, you are welcomed by the hallway which provides access to the majority of the rooms. To the left, you'll discover the living room, complete with a bay window and providing access to the remarkable kitchen/family room that has the added benefit of a cloakroom.

The property boasts four bedrooms, two of which have en-suites, and a family bathroom, which are all accessible from the hallway. To the front of the property you'll find a double garage, driveway parking for multiple vehicles and an abundance of tiered outside space.

Council Tax Band: TBC Local Authority: North Hertfordshire Holding Deposit: £300



## Entrance Hall

**Living Room** 15'9" x 10'6" (4.8m x 3.2m).

**Kitchen/Family Room** 21'7" x 15'7" (6.58m x 4.75m).

## W/C

**Bedroom** 9'9" x 14'4" (2.97m x 4.37m).

## En-Suite

**Bedroom** 15'11" x 9'2" (4.85m x 2.8m).

## En-Suite

**Bedroom** 11'1" x 8'7" (3.38m x 2.62m).

**Bedroom** 8'4" x 8'8" (2.54m x 2.64m).



## Tenancy Information

Where applicable, agreement may be made with the landlord to allow pets at the property. It should be noted that in such circumstances the landlord may require a higher monthly rent.

No tenants fees apply, however, before your application to rent this property can be fully considered, you will need to complete ID checks.

Holding Deposit = One week's rent to reserve the property.

Damage Deposit amount = equivalent of 5 weeks rent.

Client Money Protection is provided by Propertymark. The redress scheme for Thomas Morris is The Property Ombudsman Scheme.

## Thomas Morris Sales & Lettings

6 Melbourn Street, Royston, Hertfordshire, SG8 7BZ

T: 01763 243331

enquiries@tm-royston.co.uk

Visit all our properties at [www.thomasmorris.co.uk](http://www.thomasmorris.co.uk)

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris Sales & Lettings.

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.