



Barkway Road, Royston, SG8 9EA

CHEFFINS

Barkway Road

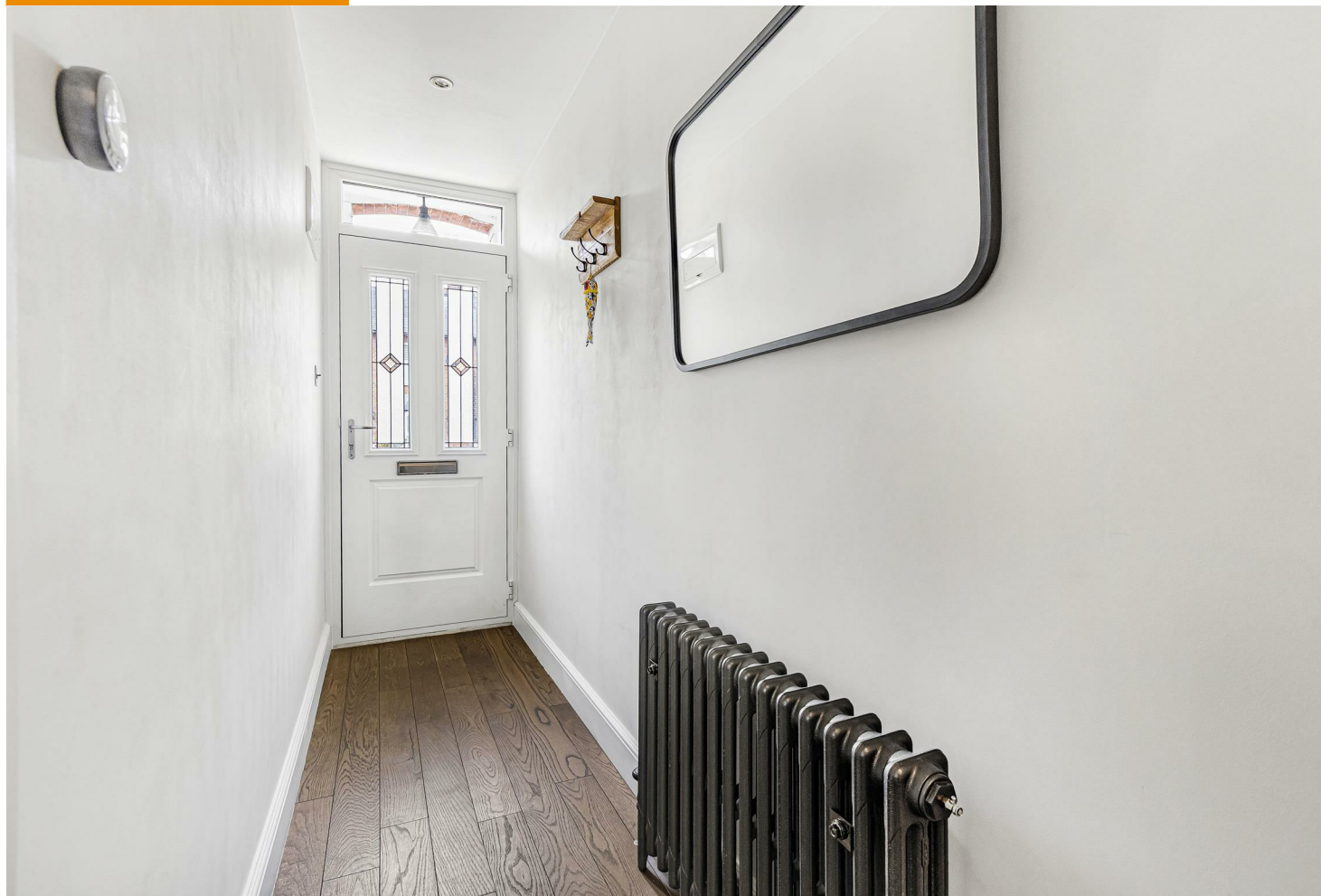
Royston,
SG8 9EA

- Charming Victorian Home
- Town Centre Location
- Sympathetically Renovated Throughout
- Easy Access to Surrounding Amenities
- High Specification Accommodation
- Basement Offering Potential for Conversion

A charming three bedroom mid terrace Victorian home enjoying an elevated position within the centre of this thriving market town. The accommodation has been sympathetically renovated to an exceptional standard throughout extending to 1130 sq. ft. Arranged over two floors with the added benefit of a basement.

3 1 2

Guide Price £425,000





LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, solid oak flooring, door to:

DINING AREA

With window to the rear aspect, UPVC double glazed sash window with shutters, solid oak flooring, open to:

LOUNGE AREA

With bay window to the front aspect with UPVC double glazed sash window with shutters, bespoke fitted cupboards either side of the chimney breast, solid oak flooring, door to basement.

KITCHEN

With UPVC double glazed sash windows to the rear aspect, bespoke fitted kitchen with range of matching eye and base level units and walnut interiors, quartz worktop with inset butler sink, integrated appliances include dishwasher, chest level oven and microwave oven, cupboard with space for freestanding washing machine and dryer, space for fridge freezer, solid oak flooring, stable door to garden.

FIRST FLOOR

LANDING

With loft access via hatch, storage cupboard, doors to:

BEDROOM 1

With UPVC double glazed sash window to the front aspect with shutters, floor to ceiling bespoke fitted wardrobes finished with walnut internally with range of hanging space, shoe storage and drawers.

BEDROOM 2

With UPVC double glazed Sash window to the rear aspect with fitted shutters.

BEDROOM 3

With UPVC double glazed Sash window to the rear aspect with fitted shutter, currently used as an office with a fitted desk and drawers unit.

FAMILY BATHROOM

With sun tunnel over, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted wash basin, panelled bath with shower over, part tiled walls, tiled floor, heated towel rail, inset mirrored wall cabinet with walnut insert, electric underfloor heating.

OUTSIDE

The front boundary of the property is retained by a low level brick wall with steps leading to the entrance door a decorative gravel area.

The rear patio with external lights and power leads onto a pathway (neighbours have right of way over this path) offering access to the private garden that

has been cleverly landscaped creating tiers of raised beds, a patio and lawn areas and space for a storage shed and mature tree.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

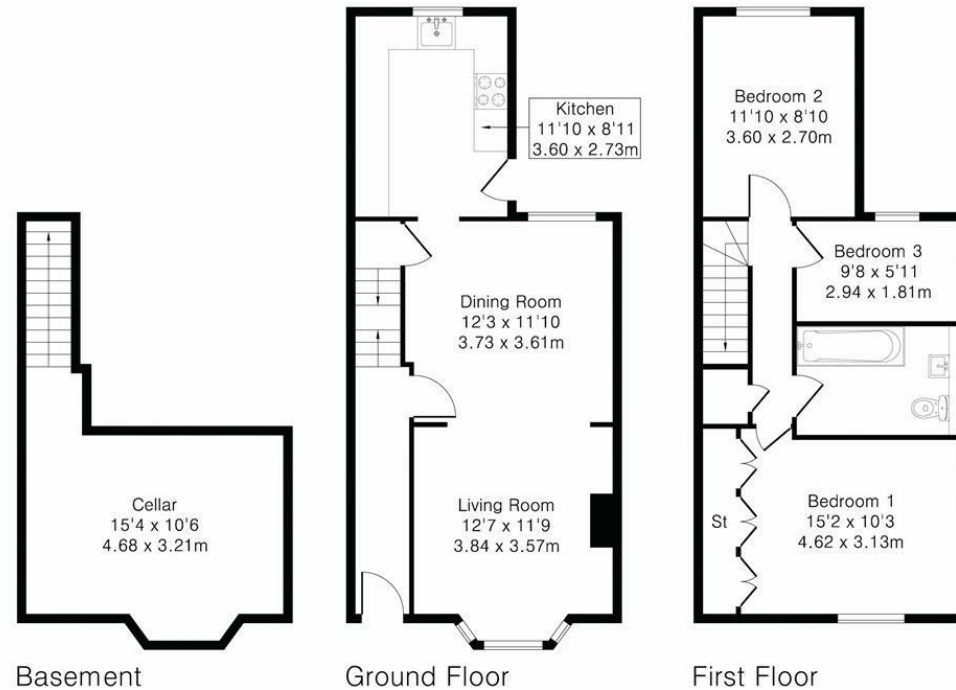
Local Authority - North Herts Council

Approximate Gross Internal Area 1130 sq ft – 105 sq m

Basement Area 204 sq ft – 19 sq m

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 459 sq ft – 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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