



Sassoon Drive, Royston, SG8 5FR

CHEFFINS

Sassoon Drive

Royston,
SG8 5FR

A generously proportioned three bedroom end of terrace home constructed with brick elevations under a pitched tiled roof. The impressive accommodation extends to approximately 1125 sq. ft. arranged over two floors And feature a well planned rear extension creating a hub that seamlessly extends to the landscaped garden.

LOCATION

Royston is strategically positioned at the crossroads of major transportation routes, facilitating seamless connectivity. Commuters benefit from easy access to the A505 and A10 roads, as well as proximity to the M11 and M25 motorways. Royston railway station further enhances its accessibility, providing direct rail links to London, Cambridge, and beyond. The town's amenities cater to diverse needs, featuring a range of shops, restaurants, and cultural attractions. Residents enjoy a balanced lifestyle, surrounded by the beauty of Royston Heath and the convenience of well-connected transport networks.

3 2 2

Guide Price £425,000





ENTRANCE HALLWAY

With entrance door, wood effect flooring, stairs to the first floor, under stairs storage, doors to:

KITCHEN/DINER/DAY ROOM

With Velux windows, range of matching eye and base level units, natural stone worktop with undermounted sink and a half, inset five ring gas burning hob with chimney style extractor hood over, integrated appliances include fridge freezer, dishwasher and washer dryer, cupboard housing boiler, wood effect flooring, bifold doors opening to the garden.

LOUNGE

With bay window to the front aspect.

GUEST CLOAKROOM

With low level wc with eco flush button, pedestal wash basin with chrome mixer tap, tiled floor.

FIRST FLOOR

LANDING

With loft access via hatch, cupboard housing hot water cylinder, doors to:

PRINCIPAL BEDROOM

With window to the front aspect, door to:

EN-SUITE SHOWER ROOM

With window to the front aspect, suite comprising low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower cubicle with glass and chrome door, tiled walls, tiled floor, chrome heated towel rail.

BEDROOM 2

With window to the rear aspect, door to family bathroom.

BEDROOM 3

With window to the rear aspect.

FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin

with chrome mixer tap, panelled bath with chrome mixer tap and shower head attachment, chrome heated towel rail, tiled walls, tiled floor.

OUTSIDE

The fully enclosed rear garden enjoys a south facing aspect and is mostly laid to lawn with a patio area, storage shed and gated side access.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - D
Property Type - End Terrace House
Property Construction - Standard
Number & Types of Room - Please refer to floor plan
Square Footage - 1125 sqft
Parking - Two Allocated Spaces plus Visitor Parking Spaces and On Street Parking
Road Charge - £319.98 per annum
Solar Panels Installed

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Gas Fired Central Heating Throughout
Broadband - Ultrafast (Predicted download speed of up to 1000Mbps)
Mobile Signal/Coverage - Average



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(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

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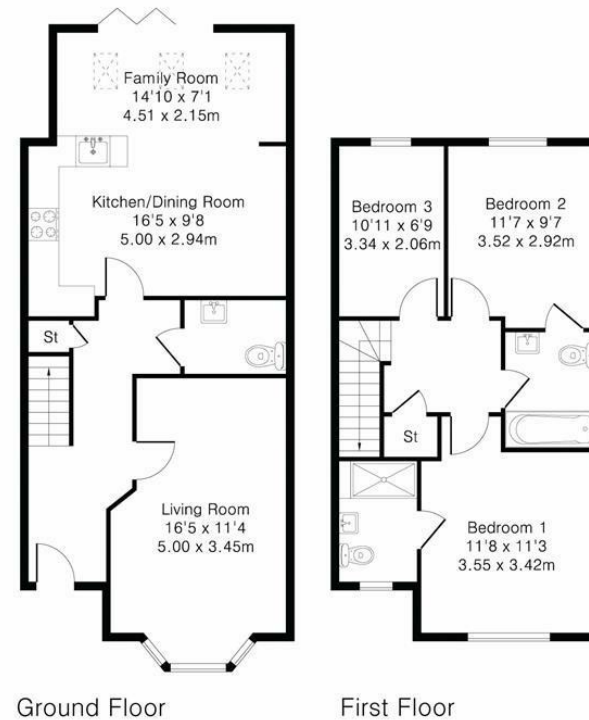
Council Tax Band - D

Local Authority - North Herts Council

Approximate Gross Internal Area 1125 sq ft – 105 sq m

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 503 sq ft – 47 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 practise. 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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