



Whydale Road, Royston, SG8 9UJ

**CHEFFINS**



## Whydale Road

Royston,  
SG8 9UJ

A well presented four bedroom detached home enjoying an elevated position within this thriving market town. The flexible accommodation extends to approximately 1250 sqft and is arranged over two floors.

### 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.

4 1 2

Guide Price £475,000







## OUTSIDE

The front of the property boasts a raised feature gravel and shrub area and offers ample block paved parking leading to the garage and gated side access to the garden.

The fully enclosed rear garden is tiered on three levels and enjoys a southerly aspect with a patio area, steps up to a lawn area with feature flower beds and further steps lead up to a gravel seating area with feature flower beds, a vegetable bed, and a storage shed.

## GROUND FLOOR

### ENTRANCE HALLWAY

With windows to the front and side aspect, entrance door, Karndean wood effect floor, doors to:

### LOUNGE

With windows to the front aspect, wall mounted gas fireplace with tiled hearth, under stairs storage cupboard, stairs to the first floor, doors to:

### KITCHEN/BREAKFAST ROOM

With matching eye and base level units, worktop with inset ceramic sink and drainer, inset five ring gas hob with chimney style extractor hood over, integrated chest level double oven, space and plumbing for dishwasher, space for under counter fridge, central breakfast bar, Karndean wood effect floor, opening to:

### GARDEN/DINING ROOM

With windows to the side and rear aspect, Velux window, Karndean tiled floor, French doors to the patio area

### UTILITY ROOM

With window to the rear aspect, cupboard housing boiler, range of eye and base level units, preparation counter with inset sink and drainer with chrome mixer tap, space and plumbing for washing machine and dryer, space for full height fridge/freezer, part tiled walls, Karndean tiled floor, door to the garden

### GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, wall mounted hand wash basin, wood effect flooring, tiled walls

## FIRST FLOOR

## LANDING

With window to the rear aspect, loft access via hatch, doors to:

### BEDROOM 1

With windows to the front aspect, bespoke fitted wardrobes, and storage cupboards

### BEDROOM 2

With window to the rear aspect

### BEDROOM 3

With window to the side and rear aspect

### BEDROOM 4

With window to the side aspect

## FAMILY BATHROOM

With window to the front aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin and chrome mixer tap over, panelled bath with chrome mixer tap and shower over, storage cupboard, wood effect flooring

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - E  
Property Type - Detached House  
Property Construction - Standard  
Number & Types of Room - Please refer to floor plan  
Square Footage - 1250  
Parking - Driveway and Garage

## UTILITIES/SERVICES

Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating - Warm air, mains gas  
Broadband - Ultrafast Available (Predicted download speed of up to 1000Mbps)  
Mobile Signal/Coverage - OK



Approximate Gross Internal Area 1250 sq ft – 116 sq m  
 Ground Floor Area 698 sq ft – 65 sq m  
 First Floor Area 552 sq ft – 51 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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 £475,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – North Herts Council



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.