





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.



Guide Price £475,000



Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London

CHEFFINS













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

BFDROOM 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

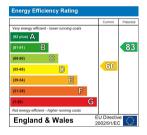
Heating - Warm air, mains gas

Broadband - Ultrafast Available (Predicted download

speed of up to 1000Mbps)
Mobile Signal/Coverage - OK







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Tenure - Freehold
Council Tax Band - E
Local Authority - North Herts Council

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





Although Pink Plan Itd 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







