



Cherry Drive, Royston, SG8 7DL



## Cherry Drive

Royston,  
SG8 7DL

- Sought After Residential Location
- Easy Access to the Surrounding Amenities
- Well Established Gardens with a Westerly Aspect
- Driveway Parking
- Garage

A generously proportioned four bedroom detached home, situated in a most desirable residential location offering easy access to the surrounding amenities. The bright and spacious accommodation extends to approximately 1422 sq. ft. Arranged over two floors and offers further potential for extension (STPP).

4 1 1

Guide Price £550,000





## 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

Entrance door, window to the front aspect, storage cupboard, doors to:

## LOUNGE/DINER

With windows to the rear aspect, stairs to the first floor, door to the garden, cupboard housing boiler, door to:

## KITCHEN

With matching eye and base level units, worktop with inset sink and a half with mixer tap over, space for appliances including: dishwasher, washing machine, oven with extractor hood over, part tiled walls, door to lean to.

## LEAN TO

With window to the front and rear aspect, engineered wood floor, door to front, door to garden.

## GUEST CLOAKROOM

With window to the front aspect, low level wc, basin with tiled surround, part tiled walls, wood effect flooring.

## STUDY

With window to the front aspect.

## FIRST FLOOR

## LANDING

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

## BEDROOM 1

With window to the rear aspect, integral wardrobes.

## BEDROOM 2

With window to the rear aspect, fitted wardrobes.

## BEDROOM 3

With window to the front aspect, fitted wardrobes.

## BEDROOM 4

With window to the front aspect.

## FAMILY BATHROOM

With window to the side aspect, suite comprising: low level wc with eco flush button, pedestal wash basin, bath with remote operated Mira Power Shower over, tiled walls, tiled floor.

## OUTSIDE

The front of the property enjoys driveway parking leading to the garage and entrance door and features a lawn area with well

stocked feature flower beds. Further benefitting from gated access to a storage area for bins and small storage sheds.

The fully enclosed rear garden is mostly laid to lawn with a patio area, well stocked feature flower beds, a greenhouse, storage shed, security lights, mature shrubs, an outside tap and gated side access.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1422

Parking - Garage and Driveway

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Gas Fired Central Heating

Broadband - Ultrafast Available

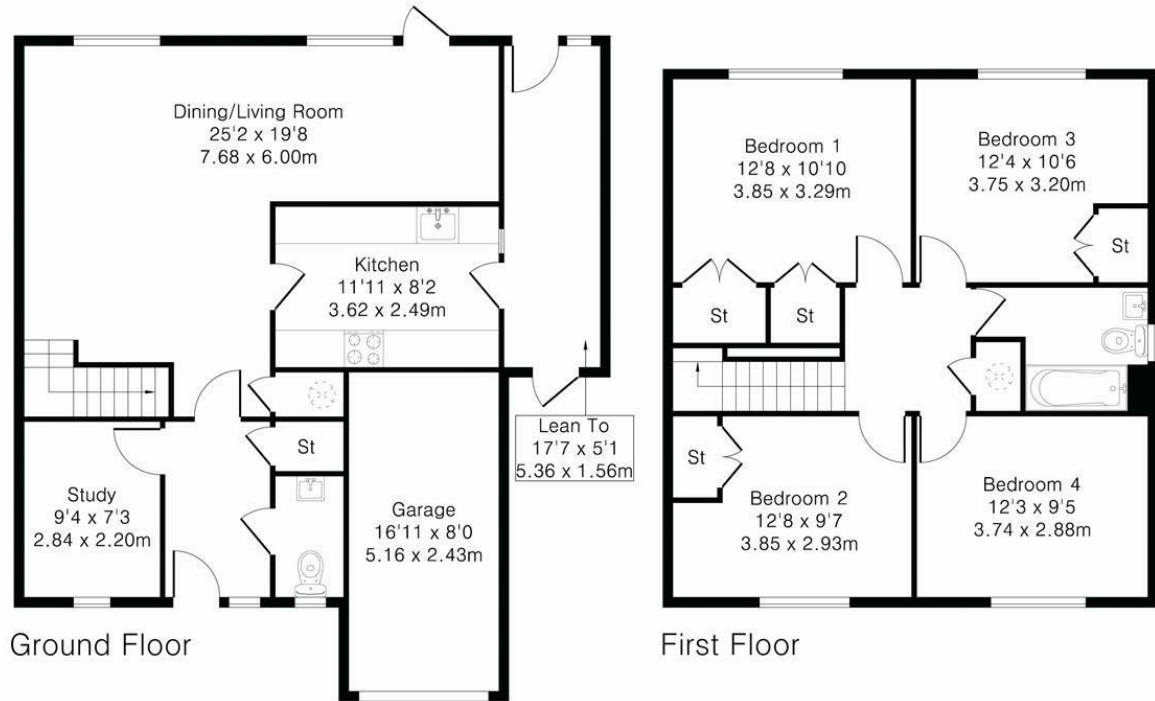
Mobile Signal/Coverage - OK







Approximate Gross Internal Area 1422 sq ft – 132 sq m  
 Ground Floor Area 729 sq ft – 68 sq m  
 First Floor Area 693 sq ft – 64 sq m  
 Garage Area 135 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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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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