



London Road, Barkway, SG8 8EY

**CHEFFINS**



# London Road

Barkway,  
SG8 8EY

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**Guide Price £890,000**

- High Specification Accommodation
- Double Garage and Driveway Parking
- Well Planned Accommodation
- Double Fronted Period Home
- Four Bedrooms
- Principal Bedroom with Juliette Balcony and Rural Outlooks
- Sympathetically Modernised and Extended

This impressive double bay fronted period property circa 1920, sympathetically modernised and extended with wraparound established gardens, is situated on the outskirts of this highly sought after village.





## LOCATION

Historic Barkway comprises an attractive mix of traditional period houses. The High Street has a pub, two garages, a primary school with nursery class and a playgroup. There is a village shop and sub post office in Barley 1.5 miles away. Cambridge city centre and the city's schools are easily accessed by car, train and bus, with school pick-ups at Barley and the Trumpington Park & Ride. The market towns of Royston, Buntingford and Saffron Walden provide a further range of shopping, recreational and educational facilities. There is a mainline railway station at Royston, with frequent trains to London King's Cross (34mins). Stations at Audley End, Bishop's Stortford and Ware offer services to London Liverpool Street. The A10 lies 2 miles to the West, and links to the City via the M11 and M25.

## GROUND FLOOR

### ENTRANCE PORCH

With entrance door, windows to the front and side aspect, tiled floor

### RECEPTION ROOM/LOUNGE

With bay window to the front aspect, stairs to the first floor, wood-effect flooring, Charnwood woodburning stove with slate hearth, understairs storage, ceiling downlights, door to:

### FAMILY ROOM/STUDY

With bay window to the front aspect, feature fireplace with metro tile hearth and surround with wooden mantle, wood-effect flooring, ceiling downlights

### BRIGHT AND AIRY KITCHEN/DINER/DAY ROOM

With windows to the side and rear aspect, underfloor heating, kitchen area with lantern roof lights over, Brandt kitchen with matching eye and base-level units, inset five ring gas burning hob with chimney-style extractor hood over, undermounted ceramic sink and a half with chrome mixer tap over, quartz worktop with inset drainer grooves, integrated 60/40 fridge-freezer, integrated chest level oven and microwave oven, integrated dishwasher, integrated wine fridge, water softener, island with quartz counter and breakfast bar, wood-effect flooring, ceiling downlights, bifold doors to the garden, door to:

### GUEST CLOAKROOM

With low-level WC with eco-flush button, sink with chrome mixer tap and cupboard below, tiled floor, part-tiled walls, ceiling downlights

### UTILITY ROOM

With a range of cupboards and shelves, preparation counter with inset sink and chrome mixer tap over, space and plumbing for washing machine, tiled floor, part-tiled walls, ceiling downlights

## FIRST FLOOR

## LANDING

With window to the front aspect, loft access via hatch with a pull-down ladder, ceiling downlights, doors to:

### PRINCIPAL BEDROOM

With Juliette balcony overlooking rear garden, window to the side aspect, ceiling downlights, door to the en-suite shower room

### EN-SUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising: large walk-in shower with sliding glass/chrome door, large drencher head over and separate wall mounted hand-held shower head, vanity unit with inset basin with chrome mixer tap, low-level WC with eco-flush button, tiled walls, tiled floor, chrome heated towel rail

### BEDROOM 2

With window to the front aspect, door to en-suite shower room

### EN-SUITE SHOWER ROOM.

With window to the side aspect, suite comprising: low-level WC with eco-flush button, sink with chrome mixer tap and storage cupboard below, shower cubicle with wall mounted shower, tiled floor, part-tiled walls

### BEDROOM 3

With window to the front and rear aspect, feature fireplace, fitted wardrobes

### BEDROOM 4

With window to the side aspect, ceiling downlights

### FAMILY BATHROOM

With window to the side aspect, contemporary suite comprising: low-level WC with eco-flush button, vanity unit with inset sink with chrome mixer tap, bath with wall-mounted shower over, tiled walls, tiled floor, ceiling downlights, chrome heated towel rail

## OUTSIDE

The gated front garden is mostly laid to lawn with a

range of pretty, mature trees, feature period external lighting, well stocked beds and a pathway leading to the entrance door and gate to the rear garden.

The fully enclosed rear garden is also mostly laid to lawn with a large patio area, external lighting, well stocked beds and mature shrub borders, raised feature beds and gated rear access to the driveway and double garage.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Cavity Wall Construction and Slate Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 2143

Parking - Garage and Driveway

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Gas Fired Boiler, Underfloor Heating,

Radiators, Woodburning Stove, mains gas

Broadband - Fibre to the Property

Mobile Signal/Coverage - Good



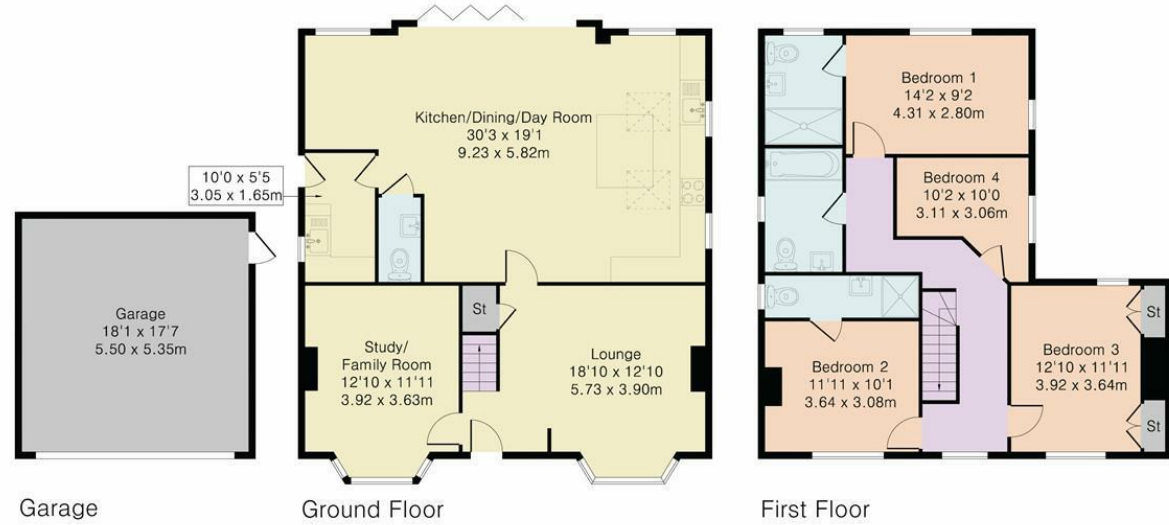








Approximate Gross Internal Area 2143 sq ft – 199 sq m  
 Ground Floor Area 1033 sq ft – 96 sq m  
 First Floor Area 793 sq ft – 74 sq m  
 Garage Area 317 sq ft – 29 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	72
EU Directive 2002/91/EC	

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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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