



Sassoon Drive, Royston, SG8 5FR

CHEFFINS

Sassoon Drive

Royston,
SG8 5FR

An attractive three bedroom terrace townhouse situated on the outer envelope of the thriving market town of Royston, conveniently situated within a mile from the mainline rail station with direct links to London Kings Cross and Cambridge. The well planned and high specification accommodation extends to 1113 sq. ft. arranged over three floors with the added benefit of two allocated parking spaces.

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.

3 2 1

Guide Price £385,000





ENTRANCE HALLWAY

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

KITCHEN

With window to the front aspect, range of matching eye and base level units, quartz counter with inset sink and half with chrome mixer tap over and drainer grooves, inset five ring gas hob with chimney style extractor hood over, integrated appliances include oven, fridge freezer and dishwasher, part tiled walls, tiled floor.

LIVING/DINING ROOM

With window to the rear aspect, wood effect flooring, under stairs storage cupboard, door to the garden.

DOWNSTAIRS WC & CLOAKROOM

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

FIRST FLOOR LANDING

BEDROOM 2

With windows to the rear aspect, wall-to-wall fitted wardrobes.

BEDROOM 3

With windows to the front aspect, cupboard housing hot water cylinder.

FAMILY BATHROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and panelled bath with shower over, tiled walls, tiled floor, chrome heated towel rail.

SECOND FLOOR LANDING

Door to:

PRINCIPAL BEDROOM

With window to the front aspect, loft access via hatch, door to eaves storage cupboard, door to:

EN SUITE SHOWER ROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and glass/chrome shower cubicle, tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with an extended patio area, external light, storage shed and gated side access.

AGENTS NOTE

There is an annual service charge of £322.50 for maintenance of communal spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(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 £385,000

Tenure – Freehold

Council Tax Band – D

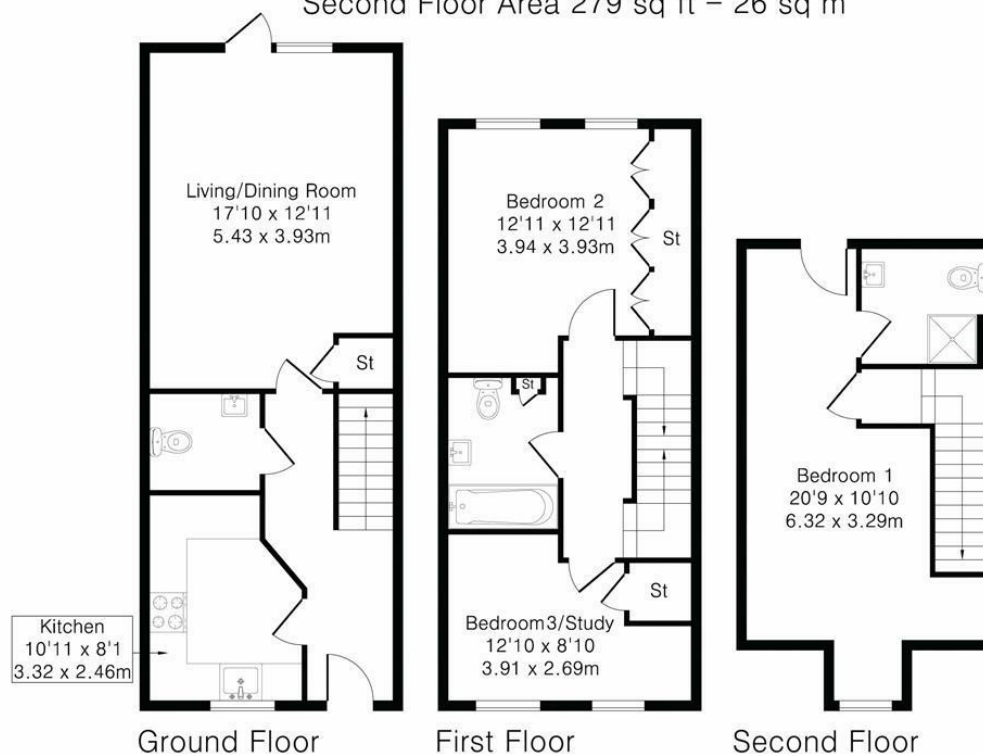
Local Authority – North Herts Council

Approximate Gross Internal Area 1113 sq ft - 103 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 391 sq ft – 36 sq m

Second Floor Area 279 sq ft – 26 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

