



30 Barkway Road
Royston

BROWN & CO



30 Barkway Road, Royston

Key features

- 1,027 sq. ft
- Town Centre location
- miles to mainline rail station with direct links to London Kings Cross and Cambridge
- Charming late Victorian home
- Driveway parking for a small vehicle
- Landscaped rear garden

DETAILED DESCRIPTION

A charming late Victorian three bedroom semi detached home benefitting from being recently renovated throughout, occupying a sought after town centre location within this attractive market town. The sympathetically updated accommodation extends to approximately 1,027 sq. ft. arranged over three floors, including a versatile basement room.

OUTSIDE

The front of the property offers driveway parking for a small vehicle with steps leading to the entrance door and benefits from external power points and a right of access over a side passageway (owned by 28 Barkway Road) leading to the rear garden gate.

The fully enclosed rear garden has been thoughtfully landscaped to feature a selection of tiered entertaining areas including : a small patio area with direct access to the kitchen, gated side access and a small shed, steps lead up to a decked seating area with further steps up an attractive lawned area with well stocked flower beds. Further steps lead up an additional lawned area with well stocks beds, a range of shrubs and a mature tree with the final tier of the garden offering a decorative gravel seating area with a fire pit and brick patio seating area leading to the storage shed.

LOCATION

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.



ACCOMMODATION

LOWER GROUND FLOOR

BASEMENT

With window to the front aspect, wood effect flooring, extractor fan, light and power

GROUND FLOOR

LIVING ROOM

With entrance door, bay window to the front aspect with double glazed timber sash windows, plantation style shutters, exposed timber floorboards, feature fireplace with brick surround and tiles hearth, fitted storage cupboards, door to

DINING ROOM

With double glazed timber sash windows to the rear aspect, fitted storage cupboard, feature fireplace with brick surround, exposed timber floorboards, stairs to the first floor, door to stairs down to basement

KITCHEN

With timber double glazed window to the side aspect, range of matching eye and base level units, worktop with inset four ring electric hob with chimney style extractor over, oak counter with inset butler sink and gold mixer tap over, integrated appliances including oven, dishwasher and fridge freezer, part tiled walls, tiled floor, door to

GUEST CLOAKROOM/ UTILITY ROOM

With double glazed timber window to the rear aspect, low level wc with eco flush, wall mounted corner basin, oak counter with space for freestanding washing machine below, part panelled walls, tiled floor

FIRST FLOOR

LANDING

With loft access via hatch, part panelled walls, doors to

BEDROOM ONE

With double glazed timber sash window to the front aspect, plantation style shutters, feature fireplace, fitted wardrobe, part panelled walls, exposed timber floorboards

BEDROOM TWO

With double glazed timber sash window to the rear aspect, wood effect flooring

BEDROOM THREE

With double glazed timber sash window to the rear aspect, fitted storage cupboards

FAMILY BATHROOM

With double glazed UPVC window to the side aspect, suite comprising; low level wc with eco flush, wash stand with basin over and panelled bath with drencher head shower over, heated towel rail, tiled floor, part tiled walls

VIEWING ARRANGEMENTS

Strictly by prior appointment through the selling agents Brown&Co.

AGENT NOTE

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

TENURE

Freehold

EPC

Current: 74

Potential: 78



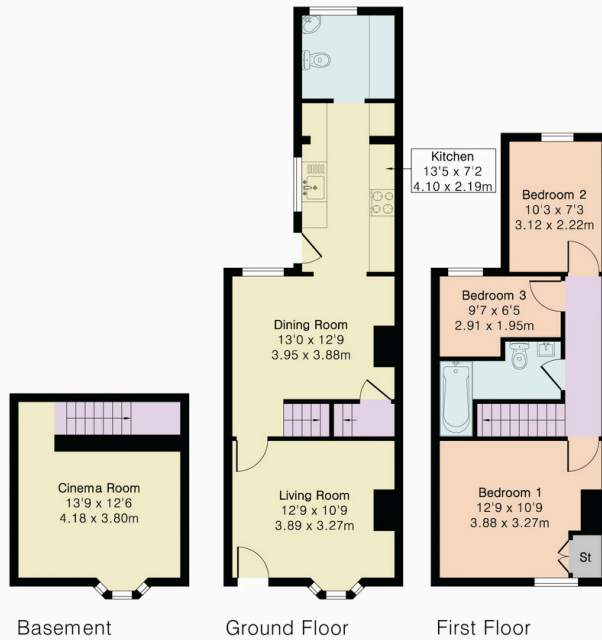


Approximate Gross Internal Area 1027 sq ft - 96 sq m

Basement Area 182 sq ft – 17 sq m

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 384 sq ft – 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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