



The Pines
High Street | Barley | Royston | Hertfordshire | SG8 8HT

A four-bedroom detached family home situated in a picturesque village location. There is approximated 1363 sq. ft. of floor space including the integral garage and set within a plot of approximately 0.2 acres. There is a large driveway with parking for plenty of cars and a beautiful private rear garden. This family home is situated in a beautiful village, Barley just a short distance to Royston where you will find everything you need and a train station. The property is offered with vacant possession, offers main sewerage, oil fired heating, council tax band F and EPC rated D.

Step Inside

Into the hallway through a wooden front door and staircase leading to the first floor. There is a downstairs cloakroom and separate utility room which leads you into the garage without the need of going outside. There is a good-sized kitchen and L shaped living / dining room with brick feature fireplace and french doors leading out to the garden. On the first floor you will find a principal bedroom with ensuite shower room and built in wardrobes, three further bedrooms and a family bathroom.









Step Outside

A private front garden with picket fencing and gate which offers plenty of parking for many cars and a beautiful Pine tree to the front which offers privacy. There is side access to the garden from the front and double wooden doors which lead into the garage. The garage houses the oil boiler and offers power and light with door to rear leading into the garden.

The garden is peaceful and secluded with a patio area and raised pond, mainly laid lawn with various tree and shrub borders. The oil tank is housed within the garden.

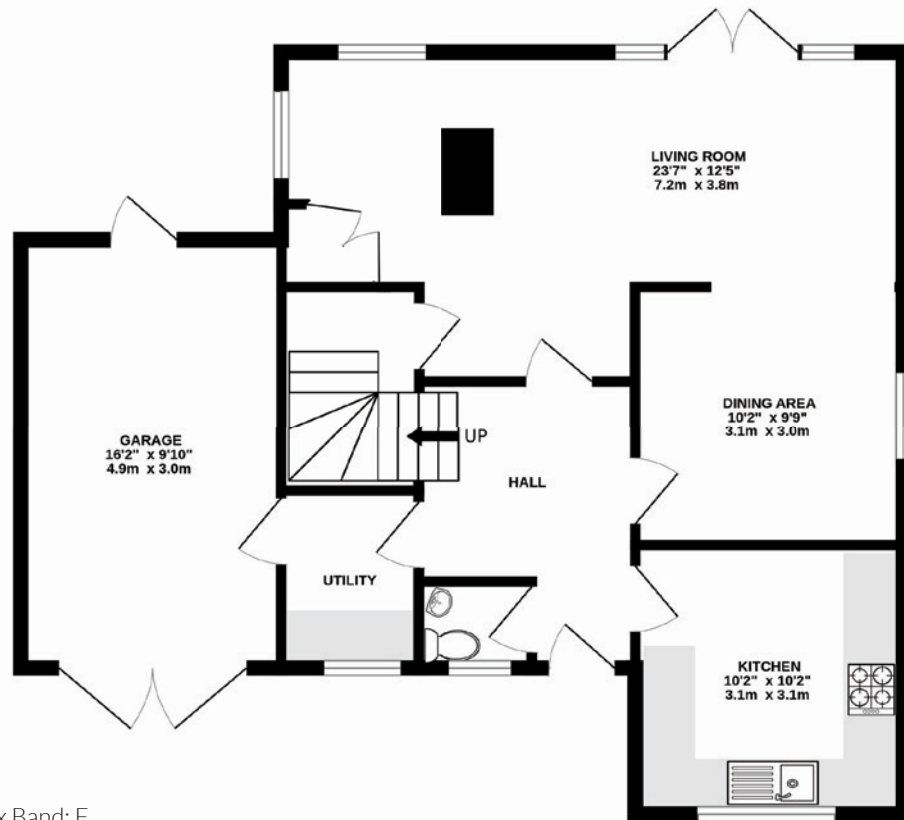
Location

Barley is a beautiful village in Hertfordshire, close to the borders with Cambridge, and Essex and near the towns of Royston and Saffron Walden. Barley maintains a strong sense of community and hosts various events throughout the year, such as a village and flower show and monthly coffee. There is a village shop and post office, Sports facilities including a recreation ground, tennis courts, and a cricket club at The Plaistow.

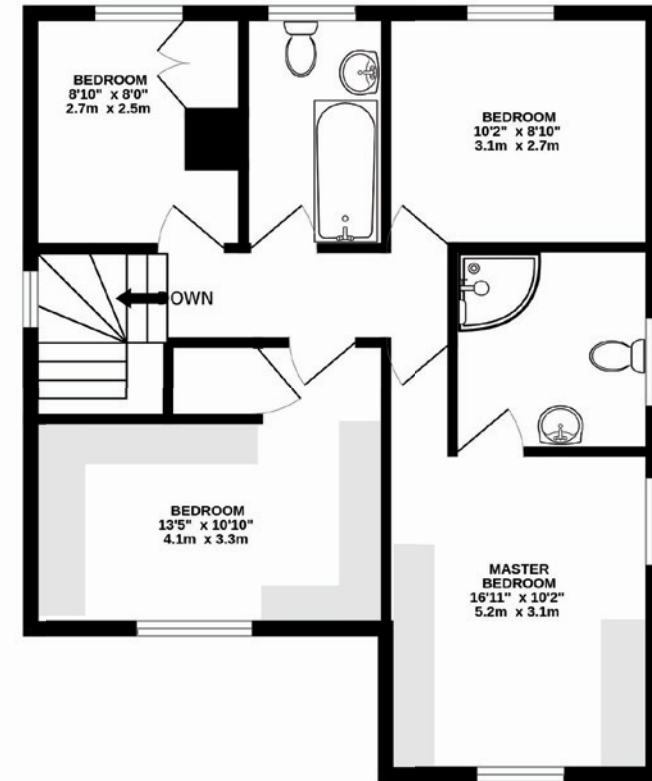
Barley is convenient for commuters, with Royston railway station just 4.7 miles away offering regular, fast services to London King's Cross. It is also well-placed for road networks including the M11, A10, and A1. Stansted Airport is 18.2 miles, Luton Airport 28.8 miles and Heathrow just under 60 miles.



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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