



5 Townsend Close, Barkway, Roston  
SG8 8ER



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 5 Townsend Close

Barkway | SG8 8ER

£595,000

- Link detached
- Three bedrooms
- Two bathrooms
- Stunning open plan kitchen/diner
- Utility room
- Double length garage
- Ample off-road parking
- Desirable village location

## The Property

An impressive and well-proportioned three-bedroom detached home, nestled in the desirable village of Barkway. Boasting approximately 1,722 sq. ft. of internal space, the property offers flexible accommodation perfect for modern family living.

## The Accommodation

Upon entry, a welcoming porch opens into a generous entrance hall, providing access to a convenient shower room and leading through to the principal reception areas. The sitting room is bright and spacious, seamlessly flowing into the expansive kitchen/dining room, which spans over 28 feet in length and is ideal for entertaining or family gatherings. The kitchen enjoys garden views and direct access to the rear, enhancing the home's indoor-outdoor living appeal.

To the rear of the property is a utility room with additional storage and practical space, along with internal access to an impressive double-length garage measuring over 34 feet – ideal for car enthusiasts, home gym use, or additional storage.

The upstairs accommodation features three well-proportioned bedrooms, including a particularly generous principal bedroom measuring 16'5" by 11'4". A contemporary family bathroom serves the first floor, and ample built-in storage is provided via two cupboards on the landing.

## Outside

Positioned on a quiet residential close, this property benefits from a private driveway, attractive frontage, and a beautiful landscaped rear garden which offers potential for landscaping or future extension to the side of the house (STPP).





The charming village of Barkway lies in the heart of the North Hertfordshire countryside, just a short drive south of Royston. Steeped in history and surrounded by rolling fields and scenic walks, Barkway offers the perfect blend of rural tranquillity and convenient access to nearby towns and transport links. At the centre of the village is a traditional high street lined with period properties, a well-regarded primary school (Barkway VA First School), and the popular Tally Ho pub, which serves as a social hub for locals. There's also a village hall, recreation ground, and a historic parish church dating back to the 13th century, all of which add to the community feel of this quintessential English village. Barkway benefits from close proximity to Royston (approximately 5 miles away), where a wide range of amenities, shops, restaurants, and a mainline railway station provide direct services to London King's Cross in around 40 minutes. The A10 and M11 are also easily accessible, making this an excellent location for commuters.

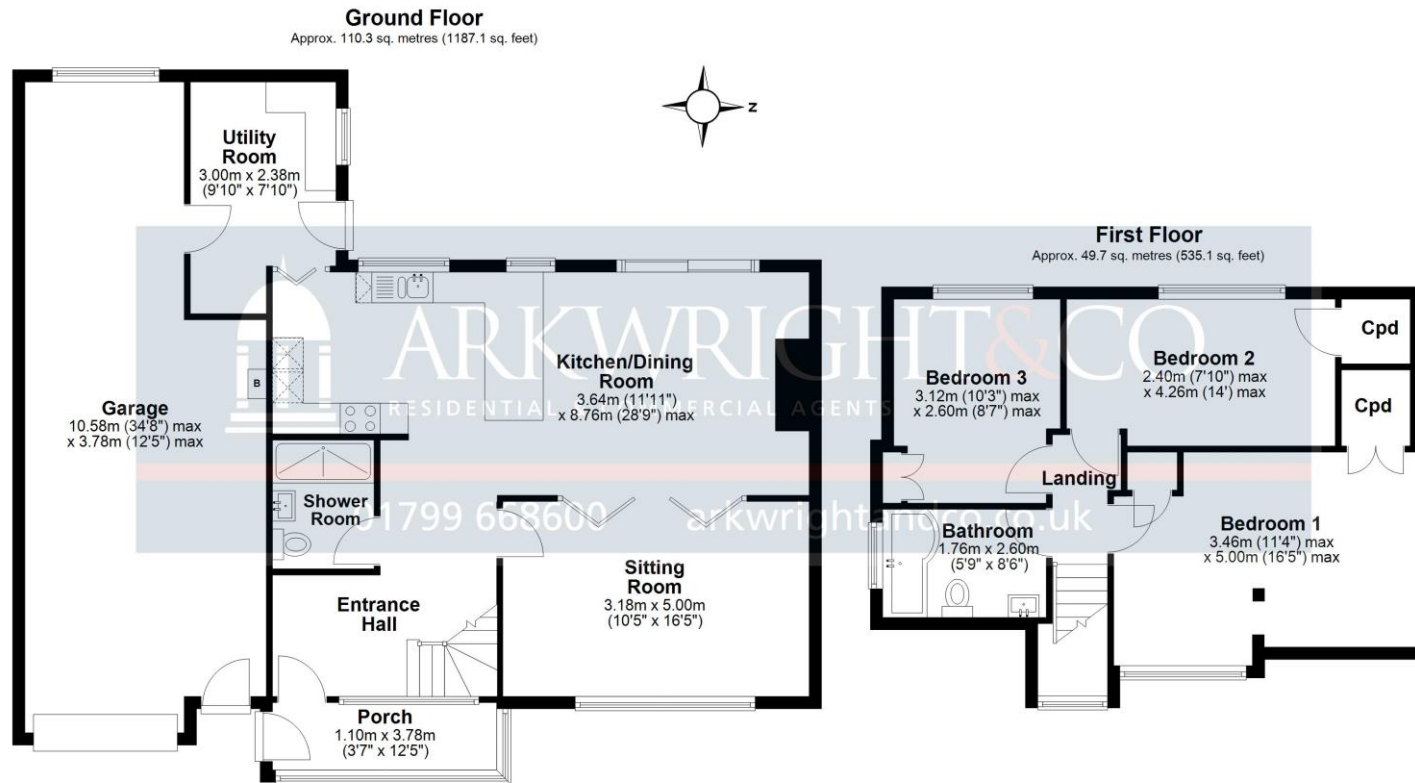
**Tenure** –Freehold

**Property Type** –Link detached

**Council Tax** - E







Total area: approx. 160.0 sq. metres (1722.2 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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01223 320114

[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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