



1 Gas Lane, Barkway, Royston, Hertfordshire, SG8 8ET



iwestates.com

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Asking Price £625,000

Set in the picturesque village of Barkway, just 10 minutes from Royston and Buntingford via the A10, this extended four-bedroom semi-detached home offers the perfect blend of countryside living and family convenience, with easy access to schools, shops, and transport links.

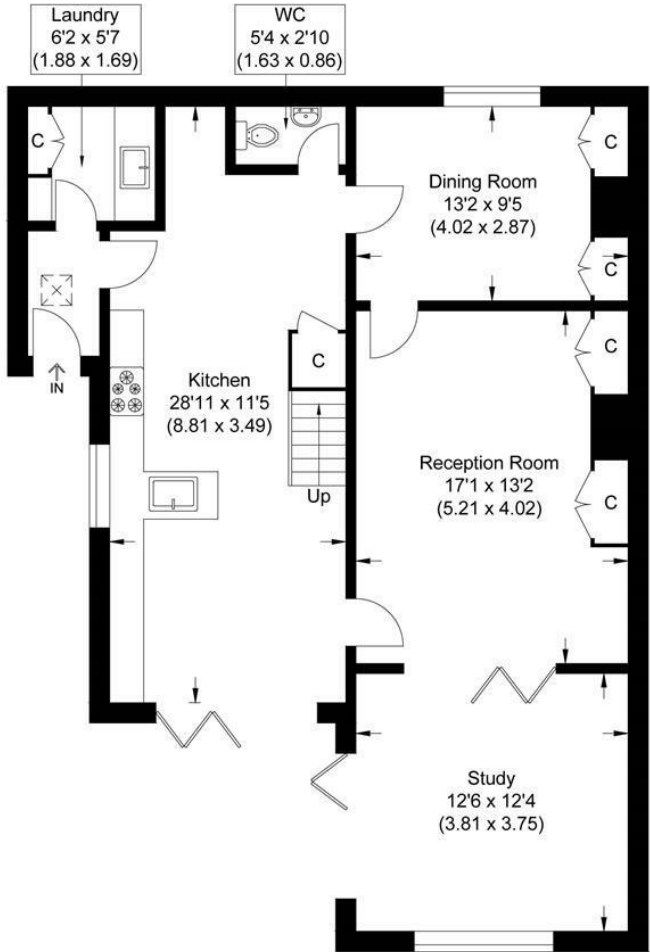
The spacious kitchen/breakfast room opens via bi-fold doors to a generous west-facing garden, ideal for family time and entertaining. Additional living spaces include a bright summer room, formal dining room, lounge, utility/boot room, and a downstairs W/C. Upstairs, you'll find a master bedroom with en-suite, two further double bedrooms, a single room (perfect as a home office) and a modern family bathroom.

Outside, there's off-street parking for three vehicles and a powered garden shed (2.8m x 5.5m), great for storage or hobbies. With a welcoming community, countryside walks on your doorstep, and nearby schools, this is an ideal home for family life in one of Hertfordshire's most charming villages.

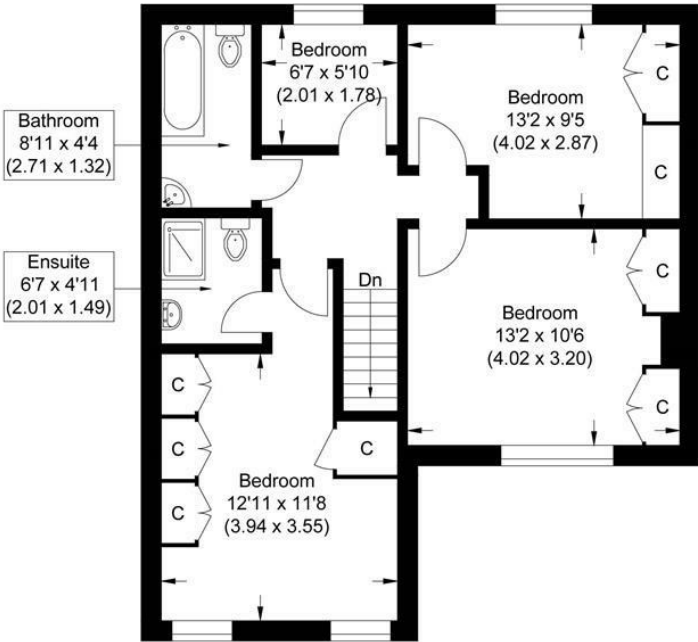
- Extended 4-bedroom semi-detached home in the desirable village of Barkway, Hertfordshire
- Driveway parking for up to 3 vehicles, ideal for busy households
- Bright summer room with garden access, great for playtime or entertaining
- Three generous double bedrooms plus a versatile single (ideal as a nursery or office)
- Powered 2.8m x 5.5m shed — perfect for storage, hobbies, or a home workshop
- Spacious west-facing garden — perfect for children, outdoor dining, and family relaxation
- Large kitchen/breakfast room with bi-fold doors opening to the garden — a true family hub
- Utility/boot room and downstairs W/C — practical spaces for everyday family life
- Master bedroom with modern en-suite, plus a stylish family bathroom
- Located just 10 minutes from Royston and Buntingford via the A10, with access to good local schools and countryside walks

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Approximate Gross Internal Area
142.22 sq m / 1530.84 sq ft



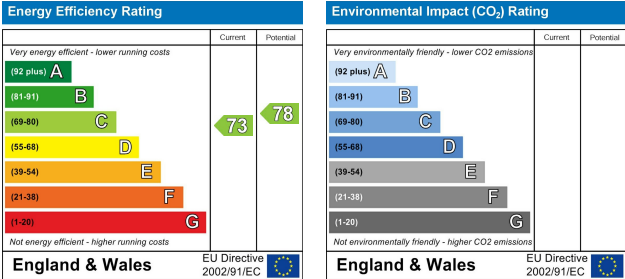
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Entrance

Entrance to the side of the property. Timber front door. Security lamps.

Entrance Lobby

Limestone tiled flooring. Velux window to side aspect.

Utility / Boot Room

Fitted with wall and base level units with timber countertop over. Inset Butler sink. Space for washer/dryer. Limestone tiled flooring. Houses consumer unit and combi boiler. Underfloor heating. Extractor fan.

Kitchen / Breakfast Room

Shaker style solid timber wall and base level units with timber countertops over. Tiled splash backs. Inset Butler sink with pull-out rinser tap. Space for Rangemaster. Space for fridge/freezer. Integrated slim-line dishwasher. Under-floor heating. Under-stairs storage. Stairs to first floor. Bi-fold doors lead to the garden. Doors to:

W/C

Low level flush w/c. Wash hand basin. Limestone floor. Underfloor heating. Extractor fan.

Dining Room

Window to rear aspect. Oak floor. built-in storage cupboards. Open fireplace (requires recommissioning).

Sitting Room

Open fire with granite hearth and timber mantel. Bespoke cabinetry to each side of the fireplace. Bi-fold doors to the Sun Room. Radiator and partial under-floor heating.

Sun Room

Timber floor. Inset ceiling lights. Bi-fold doors to the garden. Window to rear aspect.

First Floor

Bedroom One

Built-in wardrobes with matching bedside cabinets and chest of drawers. Two radiators. Two windows to garden aspect. Over stairs cupboard. Door to:

En Suite Shower Room

Walk-in shower cubicle. Shower wall panelling, Pedestal wash hand basin. Low level flush w/c. White ladder style radiator. Vinyl flooring.

Bedroom Two

Bespoke built-in wardrobe. Window to garden aspect. Radiator. Wrought iron fireplace.

Bedroom Three

Window to rear. Built in wardrobe. Radiator. Access to loft.

Bedroom Four

Obscure window to rear aspect. Radiator,

Bathroom

Panel bath with shower over and shower panelling to the wall. Low level flush w/c. Corner wash hand basin. Black ladder style radiator. Vinyl flooring. Extractor fan.

Outside

The rear elevation overlooks fields and allotments where wildlife such as barn owls, deer and badgers are often seen

Front

Garden

West facing garden. Large patio area. Lawn. Mature bedding plants. A separated area screen with artificial lawn. Outside power. Outside tap. Timber shed measuring 2.8m x 5.5m approximately with power.

Parking

Gravel parking area to the rear of the garden. Space for three vehicles.

Agents Note

*Double glazed throughout

*Gas central heating

*Solid oak internal doors

*Boiler last serviced 2025 - located in the utility room

*Underfloor heating to some downstairs rooms

*Loft access located in bedroom three. It is boarded, insulated and with a light.

No ladder.

*House alarm

Location what3words [///agent.hairstyle.invested](#)











