



**High Street, Barkway, SG8 8ED**

**welcome to**

## **High Street, Barkway**

An extremely well-presented and much improved three double-bedroom semi-detached family home with superb re-fitted kitchen and bathrooms, conservatory, enclosed garden and garage. Viewing is recommended at the earliest opportunity.



**Recessed Entrance  
Door To Entrance Lobby**

Door to cloakroom.

**Cloak Room**

Suite comprising low flush WC, wash hand basin, wall and floor tiling.

**Hallway**

Turning staircase to first floor, under-stairs storage cupboard.

**Lounge Area**

15' x 10' 5" ( 4.57m x 3.17m )

Radiator, double glazed bow window to front, arch to dining area.

**Dining Area**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Radiator, doors to kitchen, sliding double glazed doors to conservatory.

**Kitchen**

10' 10" x 9' 11" ( 3.30m x 3.02m )

Lovely re-fitted kitchen comprising built in oven and hob with extractor, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, built in fridge freezer, space and plumbing for automatic washing machine, radiator, double glazed door to conservatory, double glazed window to rear.

**Conservatory**

14' 2" x 10' 2" ( 4.32m x 3.10m )

Radiator, double glazed doors and windows to rear.

**Staircase To First Floor**

Turning staircase from entrance hall to first floor galleried landing, storage cupboard.

**Bedroom One**

14' 4" MAX x 10' 5" MAX ( 4.37m MAX x 3.17m MAX )

Radiator, double glazed window to rear.

**Bedroom Two**

11' 11" x 10' 5" Including depth of wardrobes ( 3.63m x

3.17m Including depth of wardrobes )

Radiator, fitted wardrobes with sliding mirrored doors, double glazed windows to front.

**Bedroom Three**

10' 1" x 8' 10" ( 3.07m x 2.69m )

Radiator, double glazed to rear.

**Bathroom**

Lovely re-fitted bathroom suite comprising bath with mixer taps, shower cubicle, low flush WC, wash hand basin set into vanity unit, wall and floor tiling, sunken floor and ceiling lights, towel radiator, double glazed window to front.

**Outside**

Good sized secluded rear garden with decked area leading to predominantly lawned garden with a variety of shrubs to borders and fence surround, there is a screened shed and garage located to the rear.

**Garage**

Single garage in a block to the rear of the property.



**view this property online** [williamhbrown.co.uk/Property/RYN109575](http://williamhbrown.co.uk/Property/RYN109575)



welcome to

## High Street, Barkway

- Spacious and well-presented semi-detached family home in sought-after location.
- Three double bedrooms.
- Lovely open plan lounge/diner.
- Superb re-fitted kitchen and bathrooms.
- Conservatory overlooking rear garden

Tenure: Freehold EPC Rating: E

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN109575](https://www.williamhbrown.co.uk/Property/RYN109575)



Property Ref:  
RYN109575 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01763 242988**



[royston@williamhbrown.co.uk](mailto:royston@williamhbrown.co.uk)



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)