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

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## Price Guide £600,000

- CHAIN FREE Extended 4-bedroom semi-detached home in the desirable village of Barkway
- Driveway parking for up to 3 vehicles, ideal for busy households
- Bright summer room with garden access
- 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
- Utility/boot room and downstairs W/C
- Master bedroom with modern en-suite, plus a stylish family bathroom
- 10 minutes from Royston and Buntingford via the A10, with access to good local schools including Freman College

Offered CHAIN FREE, this beautifully extended four-bedroom semi-detached home is set in the charming village of Barkway, just 10 minutes from Royston and Buntingford via the A10. Perfectly balancing countryside appeal with family convenience, it benefits from easy access to local schools, shops, and transport links.

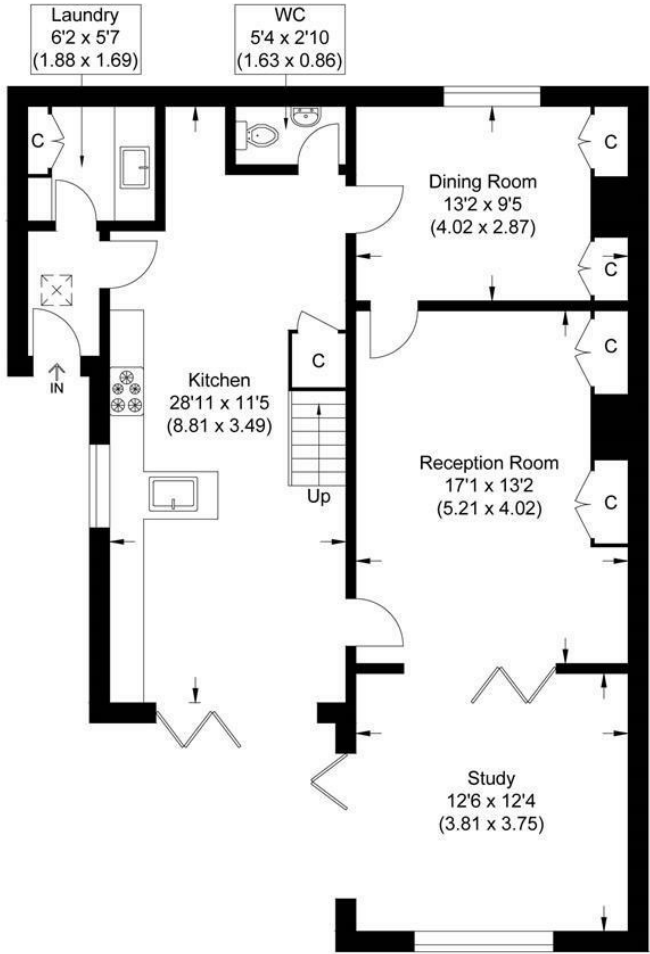
The generous kitchen/breakfast room opens via bi-fold doors onto a west-facing garden, ideal for family gatherings and entertaining. Further living spaces include a bright summer room, formal dining room, lounge, utility/boot room, and a downstairs W/C. Upstairs, the master bedroom features an en-suite, accompanied by two additional double bedrooms, a single bedroom perfect for a home office, and a modern family bathroom.

Externally, the property provides off-street parking for three vehicles and a powered garden shed (2.8m x 5.5m), ideal for hobbies or extra storage.

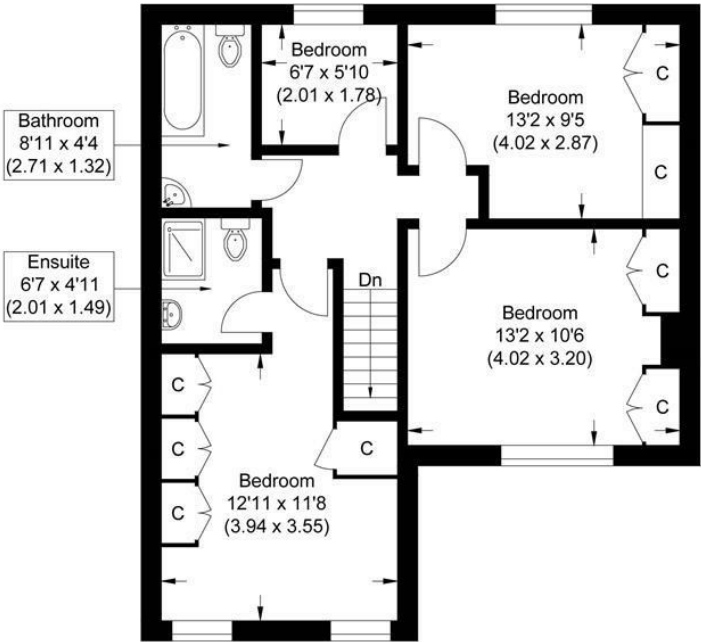
Set within a welcoming village community, with countryside walks on your doorstep and excellent nearby schools—including Freman College, an upper school and sixth form with academy status in Buntingford—this chain-free home is ready for immediate move-in.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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 Boiler Central Heating and Boiler Serviced April 2026.

\*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

\*CHAIN FREE

Location what3words ///agent.hairstyle.invested











