



Masefield Way, Royston, SG8 5UU

CHEFFINS

Masefield Way

Royston,
SG8 5UU

A well presented three bedroom detached property extending to approximately 864sqft and arranged over two floors, with the additional benefit of off-road parking and garage as well as a generous rear garden. The property is located close to local amenities and transport links.

LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.

3 2 2

Guide Price £400,000





FRONT DOOR

leading into:

ENTRANCE HALL

with laminate wood effect flooring, downlight, radiator, fuse box, coat hanging rail and access into various rooms.

DOWNSTAIRS CLOAKROOM

with laminate effect wood flooring, low level w.c., wash hand basin, radiator, upvc double glazed frosted window overlooking the front of the property, downlight.

SITTING ROOM

with wood effect laminate flooring, radiator, upvc double glazed bay style window overlooking front of the property, downlight, radiator.

DINING ROOM

with wood effect laminate flooring, radiator, downlight, upvc double glazed door out onto rear garden.

KITCHEN

with laminate wood effect flooring, range of floor and wall units, integrated Neff oven and 4 ring gas hob with extractor fan, space and plumbing for washing machine, space and plumbing for dryer, stainless steel sink and drainer, upvc double glazed window overlooking the rear of the property, part tiled walls, upvc double glazed side door leading out to the rear garden, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed frosted window, access to loft, storage cupboard with shelving, airing cupboard.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking front of the property, radiator, built-in wardrobe with sliding mirror doors, shelving and hanging rails. Door into:

ENSUITE

with laminate tile effect flooring, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, heated towel rail, downlight, extractor fan.

BEDROOM 2

carpeted, with upvc double glazed window overlooking the rear garden, radiator, downlight.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking rear garden, downlight.

BATHROOM

with tiled floor and part tiled walls, three piece suite comprising bath, low level w.c., wash hand basin, upvc double glazed frosted window overlooking the front of the property, radiator, downlight, extractor fan.

OUTSIDE

The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn with borders containing various hedging and shrubs, pathway continues down to side access to rear garden. Driveway for off-road parking leading to GARAGE with up and over door, power and lighting.

Rear garden has decking, area perfect for outside seating and alfresco dining. Garden is predominantly laid to lawn, south east facing, fully enclosed via timber fencing, borders containing a variety of trees, shrubs and hedges, timber storage shed, path leading out to front access, outside water tap.

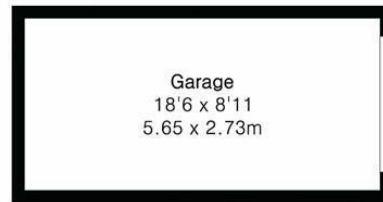


**Approximate Gross Internal Area 864 sq ft - 80 sq m
(Excluding Garage)**

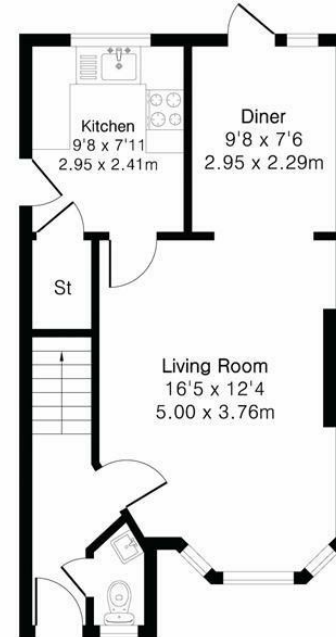
Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 392 sq ft – 36 sq m

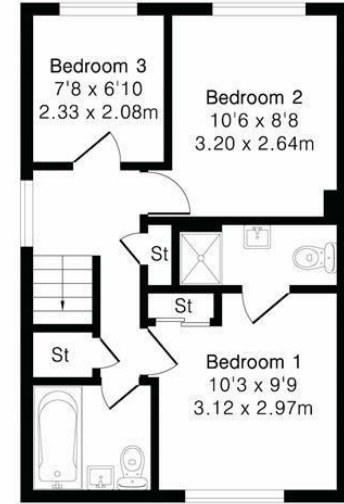
Garage Area 166 sq ft – 15 sq m



Garage



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £400,000

Tenure – Freehold

Council Tax Band – E

Local Authority – North Herts Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

