

27 QUAIL WALK



- 27 Quail Walk-

Royston | Hertfordshire | SG8 7XL

A well presented three bedroom end of terrace home, offered for sale with no onward chain and occupying a desirable residential position, together with driveway parking and a single garage.

Property Highlights

NO UPWARD CHAIN - Sought-after residential location - Driveway parking - Single garage - Three bedrooms - Attractive end of terrace position

House

Ground Floor: Entrance hallway – Living room - Dining room - Kitchen - WC

First Floor: Landing – Principal bedroom - Ensuite - Bedroom two - Bedroom three - Family bathroom

Total: 840 sq. ft. (78 sq. m)





DETAILED DESCRIPTION

A generously proportioned three bedroom end of terrace home occupying an enviable position within this highly sought after residential area. The well planned accommodation extends to approximately 840 sq. ft., arranged over two floors, and further benefits from driveway parking, a single garage, and the advantage of no onward chain.

LOCATION

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London
King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.

OUTSIDE

The front of the property has been attractively landscaped and incorporates a selection of mature shrubs and decorative slate beds. A block paved area, with established hedging, complements the frontage, whilst a gently sloping pathway leads to the entrance door.

The fully enclosed and part walled rear garden enjoys a desirable southerly aspect and is predominantly laid to lawn. A patio seating area provides an ideal space for outdoor entertaining, whilst the garden is enhanced by a variety of shrubs, climbing plants, and a mature tree. Further benefits include an outside tap and gated rear access leading to a shared pedestrian pathway, which in turn provides access to the block paved driveway and single garage.

AGENTS NOTE

Please note some images have been virtually staged for illustration purposes.



















ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, oak flooring, door to guest cloakroom, door to living room

LIVING ROOM

With window to the front aspect, under stairs storage cupboard, oak flooring, opening to

DINING ROOM

With sliding patio door to the garden, oak flooring, door to

KITCHEN

With window to the rear aspect, range of eye and base level units, worktop with inset sink and drainer with chrome mixer tap over, inset four ring gas hob with extractor hood over, integrated oven, space for washing machine and fridge freezer, part tiled walls

GUEST CLOAKROOM

With window to the front aspect, low level wc, pedestal wash basin, part tiled walls, wood effect tiled floor

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, airing cupboard, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, fitted wardrobes and storage cupboards, door to

EN-SUITE SHOWER ROOM

With suite comprising, low level wc, pedestal wash basin and shower enclosure, part tiled walls, wood effect tiled floor

BEDROOM TWO

With window to the front aspect

BEDROOM THREE

With window to the front aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin and panelled bath with shower over, part tiled walls, wood effect tiled floor



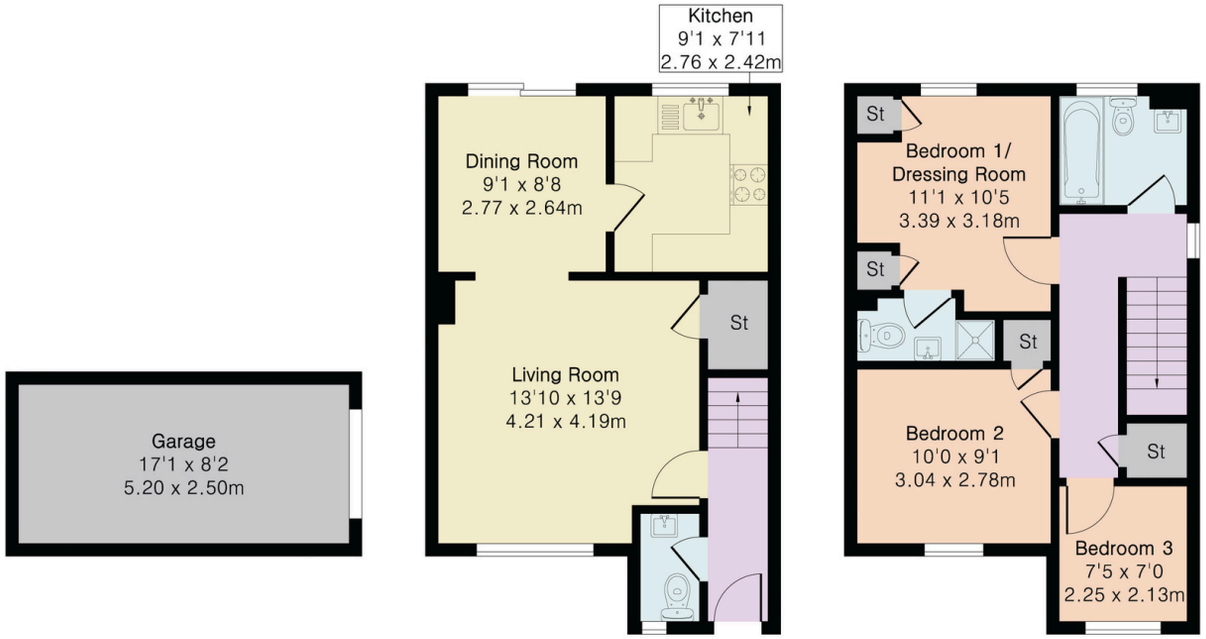


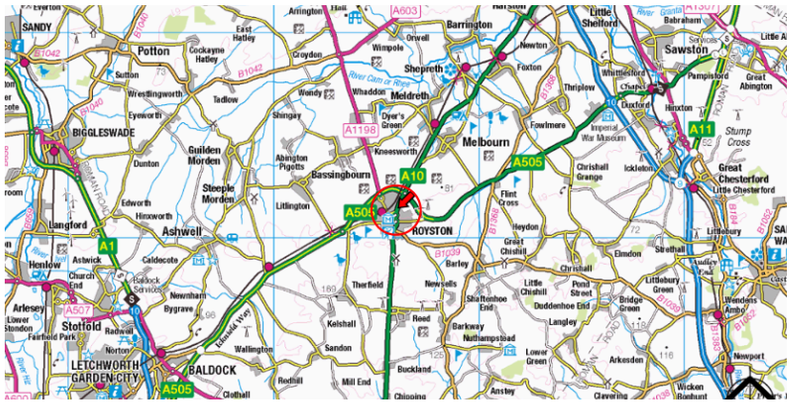




Approximate Gross Internal Area 840 sq ft - 78 sq m (Excluding Garage)

Ground Floor Area 420 sq ft – 39 sq m
First Floor Area 420 sq ft – 39 sq m
Garage Area 140 sq ft – 13 sq m





Tenure: Freehold

Services: All services Connected, Gas Fired Boiler

Council Tax Band: D
EPC: C

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB356923. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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