



Royston Road, Barkway, SG8 8BU

welcome to

Royston Road, Barkway

A fantastic opportunity to purchase a spacious 3 bedroom end-of-terrace home offering 3 reception rooms, beautiful gardens to front and rear, single garage to side with off-road parking to front, and no upward chain. Viewing is highly recommended.



Door To Entrance Hall

Radiator. Stairs off to first floor landing. Doors to:

Lounge

10' 3" x 8' 5" max (3.12m x 2.57m max)

Double glazed bay window to front. Radiator.

Dining Room

13' 5" x 10' max (4.09m x 3.05m max)

Decorative wall lighting. Radiator. Sliding doors to conservatory. Door to kitchen.

Kitchen

12' 6" max x 9' 7" max (3.81m max x 2.92m max)

Fitted kitchen comprising 1 1/2 bowl stainless steel sink unit with mixer tap and work surface surrounds, built in oven and hob with extractor over, range of base and wall units, space for kitchen appliances, wall mounted boiler, part tiled walls, radiator, double glazed window to rear, door to side hall and WC.

Side Hall

Door to garage. Door to WC.

W/ C

Low flush WC. Radiator. Window to side.

Conservatory

12' 11" x 8' 2" (3.94m x 2.49m)

Double glazed windows and door to outside.

First Floor Landing

Hatch to loft. Double glazed window to side. Airing cupboard.

Bedroom One

13' 5" x 10' 1" max (4.09m x 3.07m max)

Fitted wardrobe. Radiator. Dado rail. Double glazed window to rear.

Bedroom Two

10' 5" x 9' 7" max (3.17m x 2.92m max)

Double glazed windows to rear. Radiator. Dado rail.

Bedroom Three

10' 3" x 8' 5" (3.12m x 2.57m)

Fitted wardrobe. Double glazed windows to front.

Radiator. Dado rail.

Bathroom

Suite comprising shower cubicle, low flush WC, wash hand basin, wall tiling, heated towel rail, obscure glass window to side.

Outside

There is a lovely landscaped garden to front bordered with decorative bushes.

Garage

25' 3" x 10' 5" (7.70m x 3.17m)

Single garage to side with gravel driveway in front providing off-road parking.

Rear Garden

Beautifully presented good sized landscaped rear garden with patio area leading to lawned areas that are separated by paved path. The garden is enclosed by fencing and has lovely trees to one side. There is a gate for rear access and personal door to single garage.



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welcome to

Royston Road, Barkway

- Extremely well-presented 3 bedroom end-of-terrace family home in the highly sought-after village of Barkway.
- Separate lounge and dining rooms.
- Fitted kitchen.
- Conservatory.
- Ground floor WC and first floor shower room.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110742 - 0003

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