



Chestnut House, Bonds Crescent, Barkway, SG8 8DF

welcome to

Chestnut House, Bonds Crescent, Barkway

Located in a small crescent in the sought-after village of Barkway, an immaculately presented 4 double bedroom detached family home with the benefit of detached double garage to side, lovely landscaped garden to rear with private access to Barkway recreational ground, and off-road parking.



Door To Entrance Hall

Spacious entrance hall with wood flooring, stairs off to first floor landing with understair cupboards. Doors to:

Cloakroom

Concealed cistern WC. Wash hand basin. Half paneled walls. Floor tiling.

Lounge

16' x 13' (4.88m x 3.96m)

Spacious lounge with feature fireplace with log burner, hearth and brick surround, radiator, double glazed window to front and side, double glazed double doors to rear garden, door to dining area.

Kitchen/Diner/Breakfast Room

Beautifully presented bright open plan kitchen/diner/breakfast room comprising:

Kitchen/Breakfast Room

14' 4" x 12' 8" max (4.37m x 3.86m max)

Comprising Range cooker with gas hob and stainless steel extractor hood over, 1 1/2 bowl ceramic sink unit with wok surface surrounds, generous range of base and wall units, integrated appliances including dishwasher, microwave and space for large American style fridge/freezer, central island, recess lighting. tiled floor with underfloor heating, double glazed window to rear.

Dining Area

12' 7" x 9' 3" (3.84m x 2.82m)

There is lots of natural light in the dining area through the double glazed windows and double doors to rear garden.

Utility Room

11' 5" x 5' 6" (3.48m x 1.68m)

Good sized utility room comprising space and plumbing for automatic washing machine and tumble dryer, 1 1/2 bowl ceramic sink unit with tap and work surface surrounds, base and wall units, wall mounted boiler, fitted shelving, double glazed window to side, door to side, tiled floor.

Study

11' 5" x 6' 3" (3.48m x 1.91m)

Double glazed window to front.

First Floor Landing

Turning staircase from entrance hall to first floor landing. Hatch to loft. Doors to:

Bedroom One

14' 4" x 12' 9" (4.37m x 3.89m)

Radiator. Double glazed double doors to Juliet balcony overlooking open field to rear. Door to en-suite.

En-Suite

Suite comprising fully tiled shower cubicle, wash hand basin set into unit with cupboards below, low flush WC, heated towel rail, floor tiling, recess lighting, frosted window to side.

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Fitted wardrobes with mirrored doors, radiator, double glazed window to front.

Bedroom Three

13' x 7' 9" (3.96m x 2.36m)

Radiator. Double glazed window to rear.

Bedroom Four

12' 3" x 7' 7" (3.73m x 2.31m)

Fitted cupboard. Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with shower over and glass screen, low flush WC, wash hand basin set into unit with cupboards below, radiator, part tiled walls, floor tiling, recess lighting, frosted window to rear.

Outside

The property is situated on a small crescent close to the Barkway's high street, with lovely landscaped lawn to the front of the property.

Rear Garden

Lovely landscaped rear garden with paved patio area with space for garden furniture perfect for entertaining, large lawn area with fence surround, and gate for side access. There is a personal door to detached double garage, and the garden also enjoys a private rear gate leading to the village recreation ground and play park making the garden perfect for families.

Garage

17' 5" x 17' (5.31m x 5.18m)

There is a detached double garage to side with driveway providing off-road parking.



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welcome to

Chestnut House, Bonds Crescent, Barkway

- Immaculately presented detached family home located in a small crescent in the heart of Barkway.
- 4 double bedrooms with en-suite to principal bedroom.
- Spacious lounge and separate study.
- Superb open plan bright fitted kitchen/diner/breakfast room with underfloor heating.
- Utility room and ground floor cloakroom.

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110726 - 0004

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william h brown



01763 242988



royston@williamhbrown.co.uk



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



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