



BROWN & CO

28 BARKWAY ROAD



-28 Barkway Road-

Royston | Hertfordshire | SG8 9EA

A well presented and thoughtfully designed three bedroom semi-detached home occupying a highly sought after position within this thriving market town.

Property Highlights

Sympathetically extended Edwardian semi detached home - Monarch water softener - Central town location within walking distance of amenities - Convenient access to Royston railway station with direct services to London King's Cross and Cambridge - Landscaped tiered rear garden with elevated terrace - Driveway parking - High quality accommodation throughout - Bedroom One fitted with air-conditioning

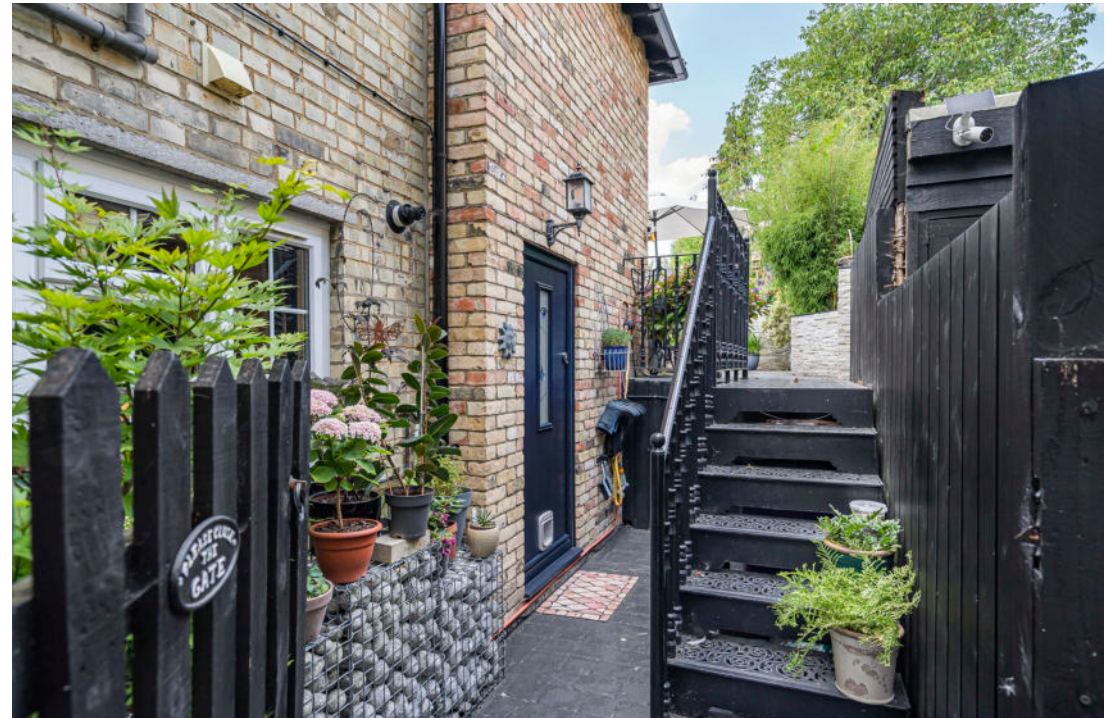
House

Lower Ground Floor: Basement

Ground Floor: Living room - Dining room - Kitchen - Inner Hallway - Utility room - Guest cloakroom

First Floor: Landing - Bedroom one - Bedroom two - Bedroom three - Family bathroom

Total: 1160 sq. ft. (108 sq. m)



DETAILED DESCRIPTION

An attractive and sympathetically extended Edwardian three bedroom semi detached home, occupying a central position within this thriving market town. The thoughtfully remodelled accommodation has been finished to a high standard throughout and extends to approximately 1160 sq. ft., arranged over two floors with the added benefit of a basement and summer house. Furthermore, the property enjoys a convenient position within easy reach of the town centre and mainline railway station, providing direct services to London King's Cross and Cambridge.

The front of the property benefits from a pressed concrete driveway providing off road parking, with steps rising to the entrance door. The frontage is attractively landscaped with a decorative pebble area, complemented by mature shrubs and climbing plants. A shared side passage provides access through to the rear garden.

A pressed concrete pathway leads to a black cast aluminium staircase rising to the rear garden, which has been thoughtfully landscaped and arranged over a series of tiers. The initial terrace provides an attractive seating and dining area, enclosed predominantly by dwarf wall boundaries and enhanced by a variety of mature shrubs. Steps rise to a lawned section with established planted borders before reaching a further patio seating area. Beyond, additional steps lead to a second lawned terrace featuring mature shrubs and well stocked flower beds.

A final flight of decked steps rises to an elevated decked terrace and summer house, enjoying attractive rooftop views across the surrounding area. Further practical features include external lighting, an outside tap, and gated side access to the shared passage leading to the front of the property.

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.





ACCOMMODATION

LOWER GROUND FLOOR

BASEMENT

With central heating, light and power

GROUND FLOOR

LIVING ROOM

With bay window to the front aspect, entrance door, solid oak flooring, fireplace with granite hearth and decorative tiled inserts with wooden mantle, door to

DINING ROOM

With window to the rear aspect, feature fireplace with granite hearth and electric stove style burner with exposed brick surround with wooden mantle over, door to stairs down to basement, open to

KITCHEN

With window to the side aspect, bespoke fitted kitchen with range of matching eye and base level units, preparation counter with undermounted sink with mixer tap over, inset Siemens five ring gas hob with decorative mirrored glass splashback and chimney style extractor hood over, integrated Bosch dishwasher, integrated chest level Fisher & Paykel double oven, space for fridge freezer and under counter fridge, tiled floor with electric underfloor heating, open to inner hallway

INNER HALLWAY

With door to side access, tiled flooring, door to utility room

UTILITY ROOM

With window to the rear aspect, fitted eye level storage cupboards and tower unit, counter with space below for washing machine and under counter freezer, tiled floor, door to

GUEST CLOAKROOM

With wall hung wc with concealed cistern and eco flush plate, wall mounted hand wash basin with chrome mixer tap over, tiled floor, chrome heated towel rail



FIRST FLOOR

LANDING

With doors to

BEDROOM ONE

With window to the front aspect, air conditioning unit, fitted double wardrobe

BEDROOM TWO

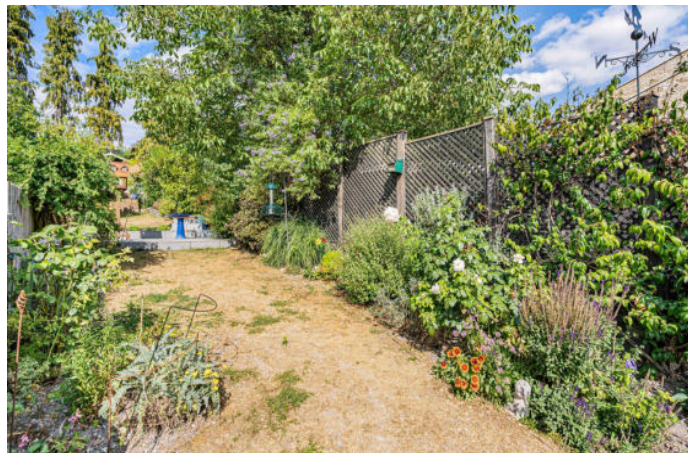
With window to the rear aspect, loft access via hatch, integral cupboard housing hot water cylinder, over stairs storage cupboard

BEDROOM THREE

With window to the rear aspect, integral wardrobe

FAMILY BATHROOM

With window to the side aspect, suite comprising; wall hung wc with concealed cistern, vanity unit with inset basin and chrome mixer tap over and bath with Aqualisa Quartz shower over, tiled walls, tiled floor with electric underfloor heating, chrome heated towel rail



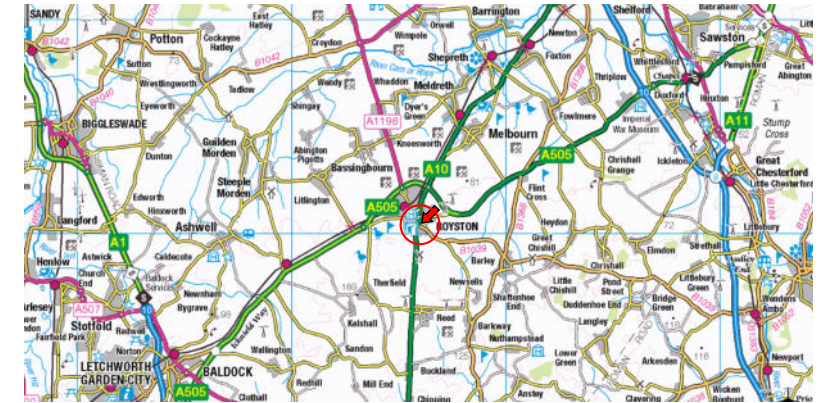
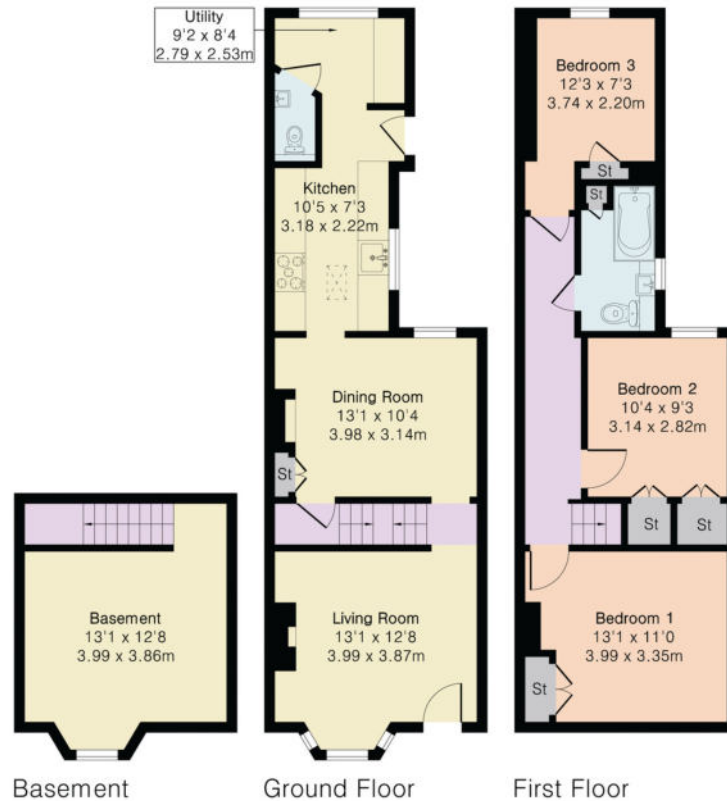


Approximate Gross Internal Area 1160 sq ft - 108 sq m

Basement Area 189 sq ft – 18 sq m

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m



Tenure: Freehold

Services: All mains services are connected

Council Tax Band: D

EPC: D

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: HD228769. 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.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager

Office: 01223 659 050
Mobile: 07353 155166
Email: harry.simmonds@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



INTERNATIONAL
AG ALLIANCE

BROWN & CO

Property and Business Consultants