



Stake Piece Road, Royston, SG8 9DN



welcome to

Stake Piece Road, Royston

A spacious and well-presented 3 bedroom terraced family home with lovely garden to the rear, off-road parking to front, and located in a sought-after location next to Therfield Heath. Viewing is highly recommended.



Door To Entrance Hall

Stairs off to first floor landing with understair cloaks cupboard. Radiator. Doors to:

Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

Kitchen/Diner

13' 5" x 8' 5" (4.09m x 2.57m)

Fitted kitchen/diner comprising built in oven and hob with extractor over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine and dishwasher, decorative tiled splashback, radiator, breakfast bar with storage, tiled floor, double glazed window to rear, door to conservatory.

Rear Porch

7' 3" x 6' 7" (2.21m x 2.01m)

Space and plumbing for automatic washing machine. Space for fridge/freezer. Double glazed window and door to outside.

W/ C

Comprising low flush WC, wash hand basin, base and wall units, wall and floor tiling, wall mounted boiler, heated towel rail, window to rear.

First Floor Landing

Hatch to boarded loft. Doors to:

Bedroom One

13' 2" x 11' 8" (4.01m x 3.56m)

Fitted wardrobes to one wall. Radiator. Double glazed window to front.

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.57m)

Fitted wardrobe. Radiator. Double glazed window to rear.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

Bathroom

Suite comprising bath with shower over, low flush

WC, wash hand basin, heated towel rail, wall and floor tiling, window to rear.

Outside Parking

Paved driveway to front providing generous off-road parking.

Rear Garden

Lovely split level rear garden with large decked area with steps leading too landscaped lawn area with storage space and pergola to the end of the garden, gate for rear access, and enclosed by fencing.



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welcome to

Stake Piece Road, Royston

- Spacious and well-presented terraced family home.
- Located next to Therfield Heath and within walking distance of Royston town centre.
- 3 bedrooms.
- Spacious lounge and separate fitted kitchen/diner.
- Lovely split level rear garden.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110679 - 0004

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