



46, Queens Road

Royston,

Hertfordshire, SG8 7AU

Freehold - OIEO **£415,000**

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Country Properties are pleased to present this excellently presented 3-bedroom semi-detached period home in Queens Road, Royston.

As you enter this property you are greeted by a spacious and open-planned living accommodation with bespoke cabinets, feature fireplace and ample space for entertaining guests. Natural light easily floods into this setting with windows to front, side and rear aspects. The remainder of the ground floor comprises of a newly refurbished, contemporary style kitchen and a stylish and modern family bathroom. The first floor consists of a welcoming landing space and three bedrooms including built in storage cupboards and feature fireplace to master. Externally the property sits on a generous plot, boasting a deceptively large and enclosed garden to the rear.

This beautiful family home also benefits from being a stone's throw away from Royston Train Station being just 0.2 miles away!

- CELLAR
- PERIOD HOME
- 0.2 MILES FROM TRAIN STATION
- 3 BEDROOMS
- MODERN THROUGHOUT
- LARGE REAR GARDEN
- COUNCIL TAX BAND C
- EPC RATING D

Accommodation

Lounge/Diner

24' 4" x 12' 4" (7.42m x 3.76m)
Part carpeted flooring/part exposed wooden floorboards, double glazed window to front, rear and side aspects, fireplace, built in storage cabinets, access to cellar, stairs to first floor, double radiator.

Cellar

9' 0" x 8' 3" (2.74m x 2.51m)



Kitchen

11' 3" x 8' 0" (3.43m x 2.44m)

Vinyl flooring, Integrated oven/hob (gas), space for washing machine and tumble dryer, drainer sink, range of wall mounted and base units, double glazed window to side, stable door leading to garden

First Floor

Bedroom One

12' 4" x 11' 0" (3.76m x 3.35m)

Exposed wooden floorboards, double glazed window to front aspect, built in cupboards, double radiator.

Bedroom Two

12' 1" x 6' 9" (3.68m x 2.06m)

Carpeted flooring, double glazed window to rear, double radiator.

Bedroom Three

10' 11" x 8' 0" (3.33m x 2.44m)

Carpeted flooring, DG window to rear, double radiator

Bathroom

8' 3" x 4' 4" (2.51m x 1.32m)

Vinyl flooring, window to side aspect, underfloor heating, tiled walls, wash basin with vanity unit under, bath with waterfall shower attached, WC.

External

Rear Garden

The rear garden is generously sized and is mainly laid to lawn with patio area with access from the kitchen creating an ideal space for entertaining and alfresco dining.



Approximate Gross Internal Area
 Ground Floor = 39.6 sq m / 426.2 sq ft
 First Floor = 36.8 sq m / 395.7 sq ft
 Cellar = 8.6 sq m / 93.0 sq ft
 Total = 85.0 sq m / 914.9 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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