



# 31, Garden Walk

Royston,  
Hertfordshire, SG8 7HP  
Freehold - OIEO £350,000

country  
properties



Country Properties are pleased to present this 3 bedroom semi-detached home to the market for (OIEO) £350,000. This larger than average property is in need of cosmetic refurbishment and modernisation throughout and has plenty of scope for potential development (STPP). Due to its favourable location and competitive price, this home would appeal to a wide range of buyers. Garden Walk consists of an integral garage, spacious lounge, kitchen and conservatory on the ground floor, and boasts a large bathroom and 3 double bedrooms on the first floor. Externally, the property includes a good sized garden to the rear with side access and a comfortable driveway for 3 cars to the front.

- CHAIN-FREE
- Potential for adaptations (STPP)
- 3 Double bedrooms
- 3 Car driveway
- Garage
- Garden
- Council Tax band D
- EPC Rating D

## Accommodation

### Entrance Hall

Stairs to the first floor accommodation, door to:

### Lounge

25' 1" x 12' 8" (7.65m x 3.86m)

Double glazed window to the front aspect, carpets, sliding doors to the rear leading onto the conservatory, gas fireplace.

### Conservatory

9' 1" x 17' 0" (2.77m x 5.18m)

Double glazed to the rear, door leading onto the garden patio.

### Kitchen

9' 7" x 13' 4" (2.92m x 4.06m)

Range of wall mounted and base level units with roll top work surface over, inset sink and drainer, space for a cooker and washing machine, tiled walls, under-stairs storage cupboard, door leading into the conservatory, double glazed window to the rear aspect.

### First Floor

### Landing

Access to loft with ladder, doors to





### Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)  
Double glazed window to the front aspect, double radiator, built in storage and fitted wardrobe, carpets, airing cupboard.

### Bedroom Two

16' 7" x 11' 0" (5.05m x 3.35m)  
Double glazed window to the front aspect, radiator, carpets.

### Bedroom Three

7' 2" x 12' 8" (2.18m x 3.86m)  
Double glazed window to the rear aspect, built in wardrobes, double radiator, carpets.

### Bathroom

Double glazed window to the rear aspect, tiled walls, WC, wash hand basin, free standing bath.

### External

#### Front Garden

Driveway with parking for three cars.

#### Integral Garage

Up and over door, small window to side aspect.

#### Rear Garden

Side gate access, patio area leading off the conservatory, garden shed.





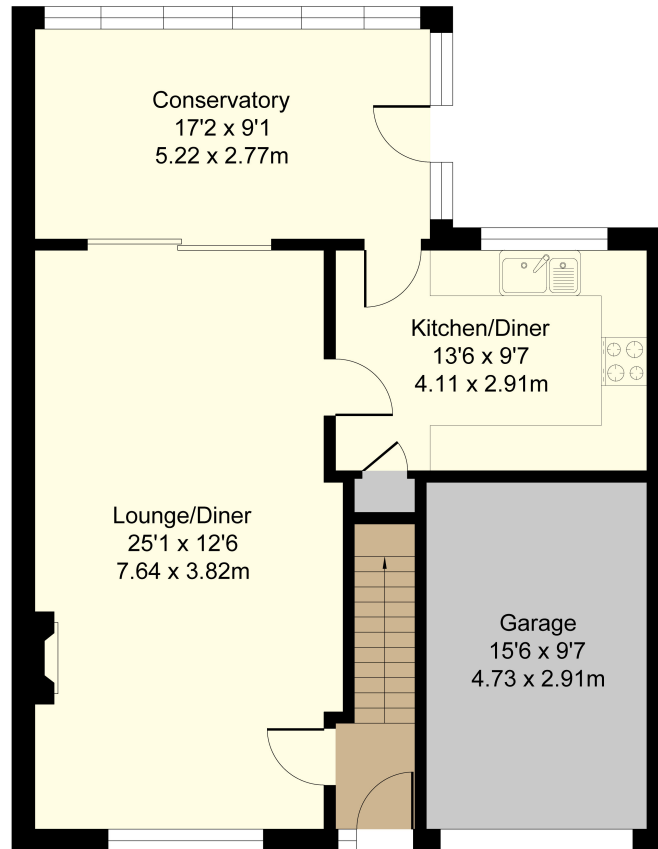




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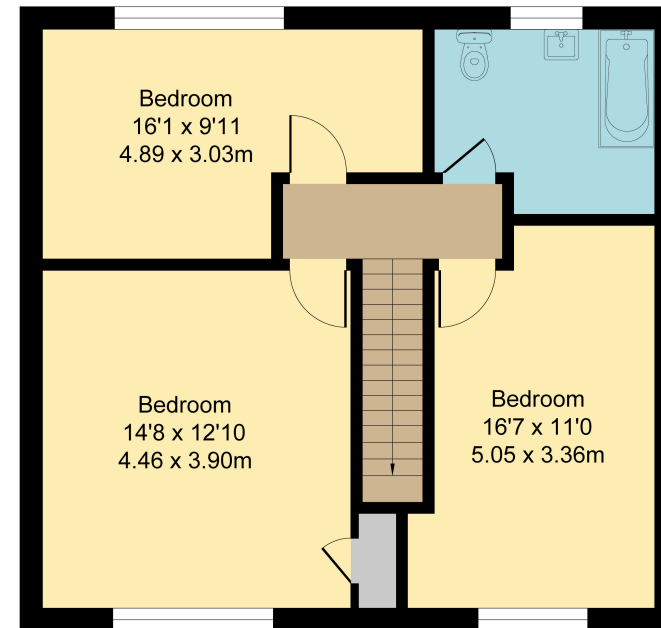
## Ground Floor

Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>



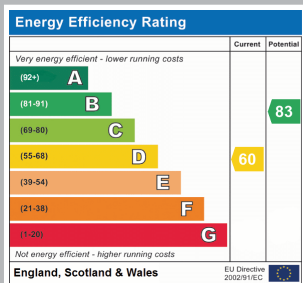
## First Floor

Area: 59.2 m<sup>2</sup> ... 638 ft<sup>2</sup>



Total Area: 119.0 m<sup>2</sup> ... 1282 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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