



Goodwood Road

Royston,
Hertfordshire, SG8 9TF
Freehold **£500,000**

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properties

This property presents the perfect opportunity to make it your own. The current owners have already taken care of major updates, including a full rewire, replumbing, and the installation of a new air source heat pump for modern efficiency.

Inside, the home offers generous living space with three reception rooms, a newly fitted kitchen, and a separate utility room. Plumbing is also in place for the addition of a downstairs WC. At the front of the property, there's an extra room ideal for use as a home office or additional storage.

Upstairs, you'll find a modernised family bathroom and four well-proportioned bedrooms.

Outside, the home benefits from a driveway and both front and rear gardens, mainly laid to lawn and bordered with mature shrubs. The rear garden also features a decking area – perfect for relaxing or entertaining outdoors.

- Four-bedroom family home
- New air source heat pump
- Rewired and replumbed
- New fitted kitchen
- Separate utility room
- Three reception rooms
- Driveway
- Council Tax Band D / EPC D

Ground Floor

Entrance Hallway

5' 3" x 6' 9" (1.60m x 2.06m) Stairs to first floor, doors to store and reception room.

Store

11' 06" x 7' 6" (3.51m x 2.29m) Window to front.

Lounge

24' 11" x 9' 8" (7.59m x 2.95m) Window to front.

Dining Room

8' 11" x 7' 2" (2.72m x 2.18m)

Reception Room

8' 1" x 15' 8" (2.46m x 4.78m) Windows to rear aspect and door to rear garden.

Kitchen

11' 6" x 7' 6" (3.51m x 2.29m) Window to rear.
Door to:-



Utility Room

7' 5" x 7' 11" (2.26m x 2.41m) Plumbing for WC.

First Floor

Landing

11' 0" x 6' 6" (3.35m x 1.98m) & 2' 1" x 5' 4" (0.64m x 1.63m) Doors to:-

Bedroom One

13' 0" x 9' 1" (3.96m x 2.77m) Window to rear aspect. Door to dressing area and en-suite.

Dressing Area & En-Suite

5' 9" x 10' 0" (1.75m x 3.05m) Window to rear aspect.

Bedroom Two

13' 11" x 7' 9" (4.24m x 2.36m) Window to front aspect.

Bedroom Three

11' 8" x 9' 2" (3.56m x 2.79m) Window to front aspect.

Bedroom Four

7' 8" x 6' 6" (2.34m x 1.98m) Window to front aspect.

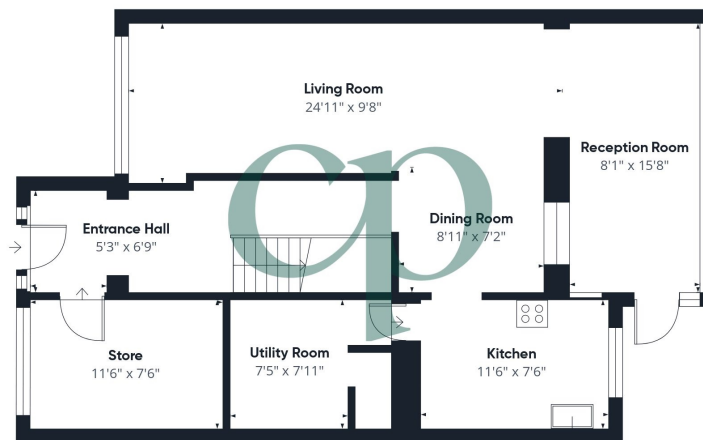
Bathroom

10' 5" x 4' 8" (3.17m x 1.42m) Window to rear aspect.

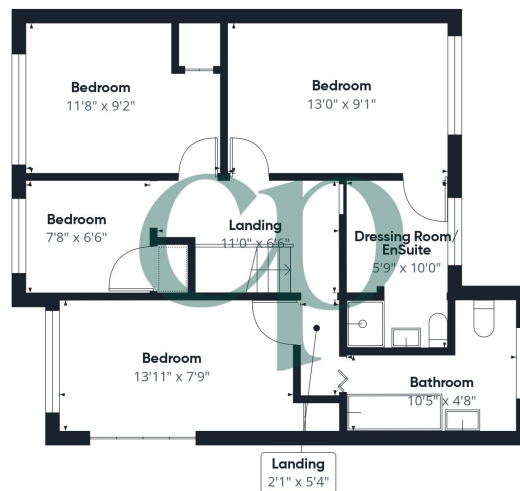
Royston

This family home is within a short walk from all the amenities of this thriving market town. Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.





Floor 0



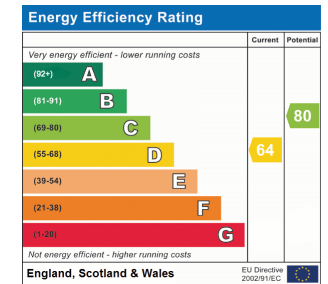
Floor 1

Approximate total area⁽¹⁾
1398 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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