



Kingston Vale

Royston,
Hertfordshire, SG8 9UG

Freehold - Offers in Excess of £375,000

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properties

We are pleased to present this lovely family home to the market at a price of Offers in Excess of £375,000. Tucked away in a quiet cul de sac, this attractive home would make the ideal purchase for a first time buyer or downsizer. Kingston Vale consists of; entrance porch, lounge, kitchen and conservatory to the ground floor and 3 well appointed bedrooms and family bathroom to the first. Externally, there is a neat and tidy rear garden overlooking fields and a garage en-bloc with on street parking to the front.

- Terraced home
- Three good size bedrooms
- Modern kitchen
- Garage en-bloc
- Quiet location
- Rear garden onto fields
- Council Tax band C
- EPC rating D

Accommodation

Entrance Porch

Doors to:-

Lounge

15' 5" x 15' 4" (4.70m x 4.67m)

Double glazed window to the front aspect, stairs rising to first floor, under stairs storage cupboard, radiator, electric fireplace, access to kitchen.

Kitchen

15' 4" x 11' 1" (4.67m x 3.38m)

Range of wall mounted and base level units with work surface over and inset sink, electric oven/hob, space for an American style fridge/freezer, tiled walls, vinyl flooring, radiator, access to conservatory.

Conservatory

8' 4" x 6' 9" (2.54m x 2.06m)

Double glazed windows, vinyl flooring, door onto rear gardens.

First Floor

Bedroom One

14' 10" x 9' 8" (4.52m x 2.95m)

Double glazed window to the rear aspect, radiator, carpeted flooring.



Bedroom Two

10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed window to the front aspect, radiator, carpeted flooring.

Bedroom Three

7' 10" x 7' 1" (2.39m x 2.16m)

Double glazed window to the front aspect, radiator, carpeted flooring.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with mixer tap over, heated towel rail, bath, tiled walls, vinyl flooring.

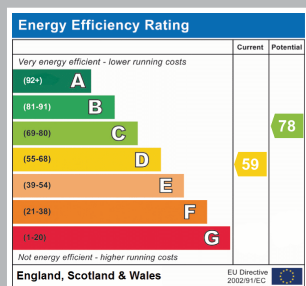
External

Rear Garden

Rear garden mainly laid to lawn with patio area, storage shed, gated rear access, garage en-bloc and residents parking.







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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

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