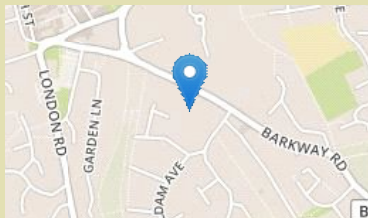
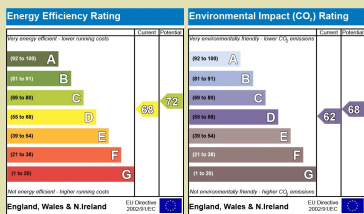
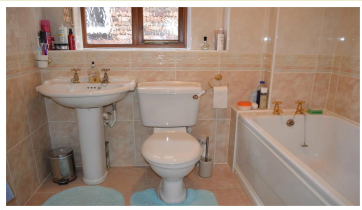


External

Driveway Parking There is an integral double garage which the owner ideally would like to retain for storage. However, this is negotiable for the right tenant. To the front of the garage there is parking for two vehicles.

Rear Garden Outdoor swimming pool, surrounding sun terrace & patio area and gated access to front.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

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- Optional Double Garage and Parking

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- Council Tax Band F
- Parking for two Vehicles
- Optional Use Of Swimming Pool

Ground Floor

Entrance Part glazed entrance door, opening to:

Reception Hall Hardwood flooring, stairs to first floor, coved ceiling, radiator, doors to:

Lounge 19' 9" x 12' 8" (6.02m x 3.86m) Fireplace housing gas coal effect fire with surround, coved ceiling, radiator, TV and telephone point, doors onto rear garden, opening to:

Dining Room 15' 2" x 9' 7" (4.62m x 2.92m) Double glazed window to the rear, radiator, coved ceiling.

Cloakroom Close coupled WC, wall mounted wash hand basin, radiator, tiled floor, double glazed window to side.

Study 9' 9" x 7' 11" (2.97m x 2.41m) Double glazed window to front, radiator, telephone point.

Kitchen 11' 2" x 9' 5" (3.40m x 2.87m) A modern range of white stylish wall and base units, working surfaces and attractive tiled splashbacks, double oven range, integral dishwasher, tiled floor, double glazed window to front, radiator, door to:

Utility Room 7' 9" x 5' 8" (2.36m x 1.73m) Floor and wall units, single bowl sink units, door to side, washing machine, fridge/freezer.

First Floor

First Floor Landing Fitted airing cupboard. Doors to:

Bedroom One 15' 11" x 14' 3" (4.85m x 4.34m) Twin double glazed window to front, TV point, twin radiators.

En Suite Shower Room Close coupled WC, pedestal wash hand basin, shower cubicle, tiled work surface and floor, radiator, double glazed window to rear.

Bedroom Two 15' 4" x 12' (4.67m x 3.66m) Double glazed window to rear, radiator, TV point, fitted shower cubicle.

Bedroom Three 11' 11" x 10' 1" (3.63m x 3.07m) Double glazed window to front. Radiator.

Bedroom Four 12' 2" x 9' 10" (3.71m x 3.00m) Double glazed window to front, radiator.

Bedroom Five Double glazed window to rear. Radiator.

Bathroom A white suite, comprising bath, close coupled WC, pedestal wash hand basin, fully tiled, radiator double glazed window to side.

* FEES: (Incl VAT) ADMIN: £180 Per Tenancy. REFERENCING: £60.00 per person over the age of 18. HOLDING FEE: (Becomes first month's rent) payable after satisfactory references have been received. DEPOSIT: One and half month's rent payable at the start of tenancy. CHECK OUT: Ranges from £102 to £192 depending on the size of the property (payable at end of Tenancy).