



# 28, Kneesworth Street

Royston,  
Hertfordshire, SG8 5AB  
Freehold - OIEO £450,000

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Country Properties are proud to offer this Grade 11 Listed, beautiful characterful terraced 3 bedroom family home. This intriguing property is situated in the heart of Royston and is full of beautiful features such as exposed beams and brickwork, stunning wood flooring in the conservatory and the original coal shoot in the cellar. The accommodation comprises; lounge/diner, conservatory, kitchen and to the lower ground floor there is a cellar with potential to convert (STPP). To the first floor accommodation are 2 generously sized double bedrooms, study and a spacious family bathroom and to the second floor is the characterful third bedroom with apex ceiling. The outside of the property provides a fully enclosed rear garden with a built in shed.

- Terraced family home
- Three excellent size bedrooms
- Conservatory with stunning wooden flooring
- Versatile study with potential to convert into a 4th bedroom
- Council tax band C
- Character features throughout
- Spacious lounge/diner with secret door to cellar
- En-suite to master
- Rear garden with built in shed
- EPC rating - TBC



## Accommodation

### Lounge/Diner

22' 10" max x 5' 10" into recess (6.96m x 1.78m)

Obscure single glazed wooden front door, high ceilings, exposed beams, built in storage cupboard, further built in storage cupboards and shelving into the recesses of the brick inglenook fireplace with wooden mantle, secret door into the recess of the fireplace leading down to the cellar, double glazed wooden sash window to the front aspect, stairs ascending to the first floor accommodation, heating controls, plenty of double sockets, two radiators, two sets of wooden double glazed double doors leading to the rear of the property and conservatory, open archway into the kitchen,

### Conservatory

13' 1" x 10' 4" max (3.99m x 3.15m)

Wooden structure which is double glazed to both sides, double glazed wooden doors leading from the dining space, stunning wooden flooring, fitted bench seats, spotlights, sky light window, plenty of sockets, radiator, double glazed wooden doors onto the rear garden.

## Kitchen

11' 11" x 7' 9" (3.63m x 2.36m)

Square arch opening from the dining space with built in shelving above, double glazed wooden door to the rear aspect leading onto the patio, large single glazed wooden window to the rear aspect, exposed beams, high ceilings, matching wall and base units with a roll edge worktop, space and plumbing for a dishwasher, space for under counter fridge and freezer, inset sink 1 1/2 with built in drainer, tiled splash back, combination boiler, 5 ring gas hob with Bosh cooker hood above and matching Bosh double oven.

## Cellar

14' 8" x 8' 2" (4.47m x 2.49m)

Secret door from the lounge/diner, a great space which could be converted (STPP) with the original coal shoot, plumbing and space for a washing machine, electric consumer unit, plenty of sockets and power and lighting.



## First Floor

### Landing

Wooden staircase with exposed beams and bricks, a single plug socket and built in wooden shelving with two storage cupboards. The landing provides high ceilings, access to the master bedroom, bedroom two and the family bathroom, a loft hatch, two large built in storage cupboards and a single glazed door leading to stairs rising to the third bedroom.

### Master Bedroom

12' 5" into doorway x 8' 4" (3.78m x 2.54m)  
Single glazed wooden sash window to the rear aspect, radiator, single and double sockets, access into the en-suite.

### En-suite

Access from the master bedroom, heated towel rail, single shower with mains shower above, extractor fan, low level flush WC, small wash hand basin with tiled splash back, obscure single glazed window to the rear aspect.



## Bedroom Two

15' 7" x 8' 7" (4.75m x 2.62m)

Secondary glazed sash wooden window to the front aspect, exposed beams and brickwork, plenty of double sockets, radiator, currently used by the current owners as a playroom, access into the study.

## Study

6' 11" x 6' 2" (2.11m x 1.88m)

This space is very versatile and is currently used as a second bedroom comprising; single glazed door leading from bedroom two, high ceilings, exposed beams, heated towel rail, double sockets, Velux window.

## Family Bathroom

High head height, partially tiled, heated towel rail, low level flush WC, wash hand basin, bath with mixer taps and shower head above, large airing cupboard with plenty of shelving, wall lights, obscure single glazed wooden window to the rear aspect

## Second Floor

### Bedroom Three

13' 10" x 10' 2" (4.22m x 3.10m)

Apex ceiling with exposed beams, exposed brickwork, large single glazed wooden window to the rear aspect, double glazed wooden window to the front aspect, built in storage into the eaves, plenty of double sockets, smoke detector.

## External

### Garden

The rear garden is mainly laid to lawn and fully enclosed via a brick wall, boarded by shrubs, plants and trees. The garden has space for a wooden log store, bins store, a built in shed to the rear and a patio area leading off from the kitchen to the side of the garden creating an ideal space for entertaining and dining.

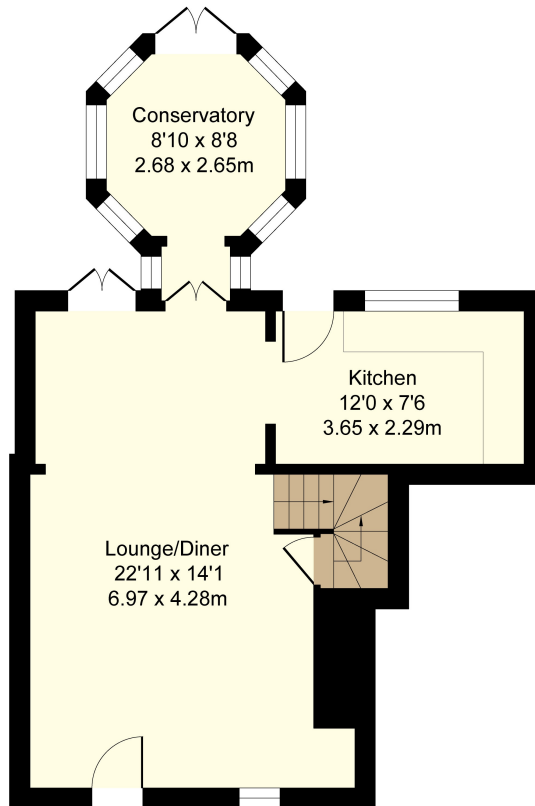




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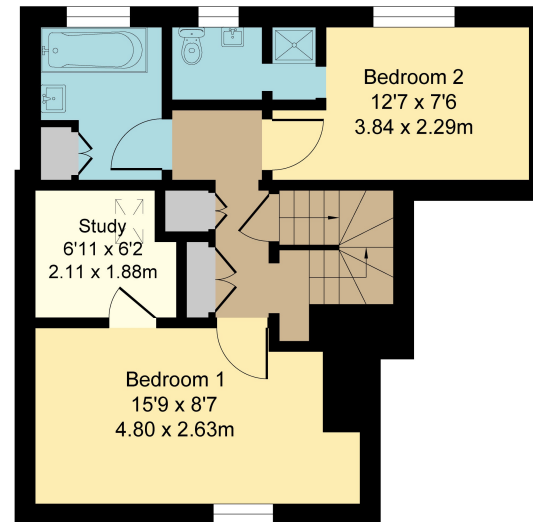
## Ground Floor

Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>



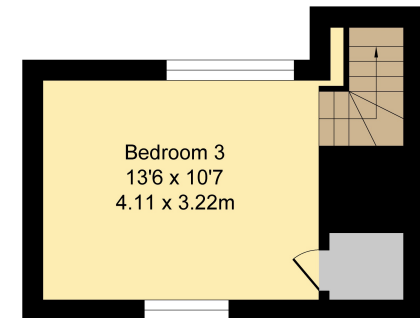
## First Floor

Area: 39.7 m<sup>2</sup> ... 428 ft<sup>2</sup>



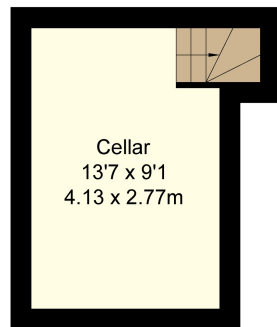
## Second Floor

Area: 17.9 m<sup>2</sup> ... 193 ft<sup>2</sup>



## Basement

Area: 11.4 m<sup>2</sup> ... 123 ft<sup>2</sup>



Total Area: 116.0 m<sup>2</sup> ... 1249 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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