



5, Woodcock Road

Royston,
Hertfordshire, SG8 7XT
Freehold OIEO £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer for sale this very well presented three bedroom semi detached home with a complete chain. Comprising of entrance hall, cloakroom, lounge, kitchen/diner, conservatory, three bedrooms, en-suite to master, family bathroom, front and rear garden and garage. Located on the sought after Twigden estate, close to Royston leisure centre and within walking distance to Royston Train Station.

- COMPLETE CHAIN
- Extension Potential
- Off road parking & Garage
- En-site to master bedroom
- Large rear garden & open outlook
- Very well presented 3 bedroom semi

Ground Floor

Entrance Hall

Window to side. Radiator. Stairs to first floor. Door to cloakroom and lounge.

Cloakroom

Window to side. Wash hand basin. Low level WC. Radiator.

Lounge

Bay window to front. Radiator. Electric fire. Under stairs storage cupboard. Double doors to:

Kitchen/Diner

Window to rear. Radiator. Range of wall mounted and base level units with work surface over and inset sink with drainer. Integral oven/grill, gas hob with extractor hood over. Space for washing machine and fridge freezer. Door to garage and sliding door to conservatory.

Conservatory

9' 02" x 10' 08" (2.79m x 3.25m) Wall mounted electric heater. Double doors to rear garden.

First Floor

Landing

Loft hatch. Airing cupboard. Doors to:

Bedroom One

14' 4" MAX x 12' 3" MAX (4.37m x 3.73m) Bay window to front. Radiator. Built in wardrobes. Door to:

En-suite

Wash hand basin. Low level WC. Radiator. Shower cubicle.

Bedroom Two

11' 05" MAX x 9' 02" (3.48m x 2.79m) Window to rear. Radiator.

Bedroom Three

Window to rear. Radiator.

Bathroom

05' 09" x 06' 01" (1.75m x 1.85m) Window to side. Radiator. Wash hand basin. Bath. Low level WC.



Outside

Rear Garden

Laid to lawn approx. 60ft x 35ft with established beds and borders. Patio area at head of garden and garden shed to rear. Pedestrian access door to garage

Front

Off road parking for 1/2 cars leading to single garage.

Garage

17' 04" x 11' 01" (5.28m x 3.38m) Eaves storage. Up and over door. Pedestrian door to rear.





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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