



Cherry Drive

Royston,
Hertfordshire, SG8 7DL
Freehold - Guide Price £550,000

country
properties

A very well presented, light and spacious 4 bedroom detached home in popular residential location offered to the market chain free! Located in Cherry Drive, Royston this wonderful family home has been very well maintained throughout and offers 4 reception spaces, kitchen, cloakroom and side lobby/boot room on the ground floor with 4 true double bedrooms and family bathroom on the first. Externally there is a driveway for 3-4 cars to the front with integral single garage and a delightful, well established garden backing on to school playing fields at the rear. A fantastic family home that would suit a wide demographic of buyers!

- Chain Free
- Light and airy throughout
- Beautiful rear garden
- 4/5 double bedrooms
- Garage and 3-4 car driveway
- Council Tax band E / EPC rating E



Accommodation

Entrance Hallway

9' 4" x 5' 8" (2.84m x 1.73m)

Window to the front aspect, storage cupboard, doors to:-

Cloakroom

Window to the front aspect, WC, wash hand basin.

Study/Bedroom Five

9' 4" x 7' 3" (2.84m x 2.21m)

Window to the front aspect.

Lounge

19' 8" x 12' 8" (5.99m x 3.86m)

Stairs to the first floor, gas fire, two windows to the rear aspect, cupboard housing warm air boiler, door to kitchen, opening to:-

Dining Room

12' 4" x 8' 10" (3.76m x 2.69m)

Opening to:-

Conservatory

10' 9" x 9' 5" (3.28m x 2.87m)

Wall mounted electric heater, French doors to rear patio.

Kitchen

12' 4" x 8' 0" (3.76m x 2.44m)

Window to the side aspect, glazed serving hatch and windows to dining room, range of wall mounted and base level units with work surface over and inset sink with drainer, breakfast bar, space for cooker, fridge/freezer, washing machine and dishwasher, door to:-

Side Lobby

Wall mounted and base level units with work surface over, space for large fridge/freezer, external door to front and rear, internal door to:-

Garage

17' 1" x 8' 0" (5.21m x 2.44m)

Integral single garage, up and over door, light and power.



First Floor

Landing

Window to the side aspect, loft hatch, airing cupboard, doors to:-

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

Two windows to the rear aspect, built in wardrobes.

Bedroom Two

9' 9" x 12' 0" (2.97m x 3.66m)

Two windows to the rear aspect.

Bedroom Three

11' 10" x 9' 10" (3.61m x 3.00m)

Two windows to the front aspect.

Bedroom Four

12' 9" x 9' 7" (3.89m x 2.92m)

Two windows to the front aspect.

Family Bathroom

Window to the side aspect, wash hand basin, WC, bath with shower attachment over and screen.



External

Front

Driveway providing parking for 3 – 4 cars, side access to rear via side lobby or external storage shed on other side.

Rear

Mature, easterly facing rear garden laid to lawn and backing onto school playing fields with mature beds and borders housing ornamental shrubs and trees. Patio area at head and further seating areas at rear. Access to front via side lobby or dual entrance storage shed on other side.

Lean to Storage Shed

24' 2" x 4' 5" (7.37m x 1.35m)
Light, power, storage units and external access to front and rear.





Approximate Gross Internal Area
 Ground Floor = 85.5 sq m / 920 sq ft
 First Floor = 65.1 sq m / 701 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 162.4 sq m / 1,748 sq ft
 (Including Lean To)

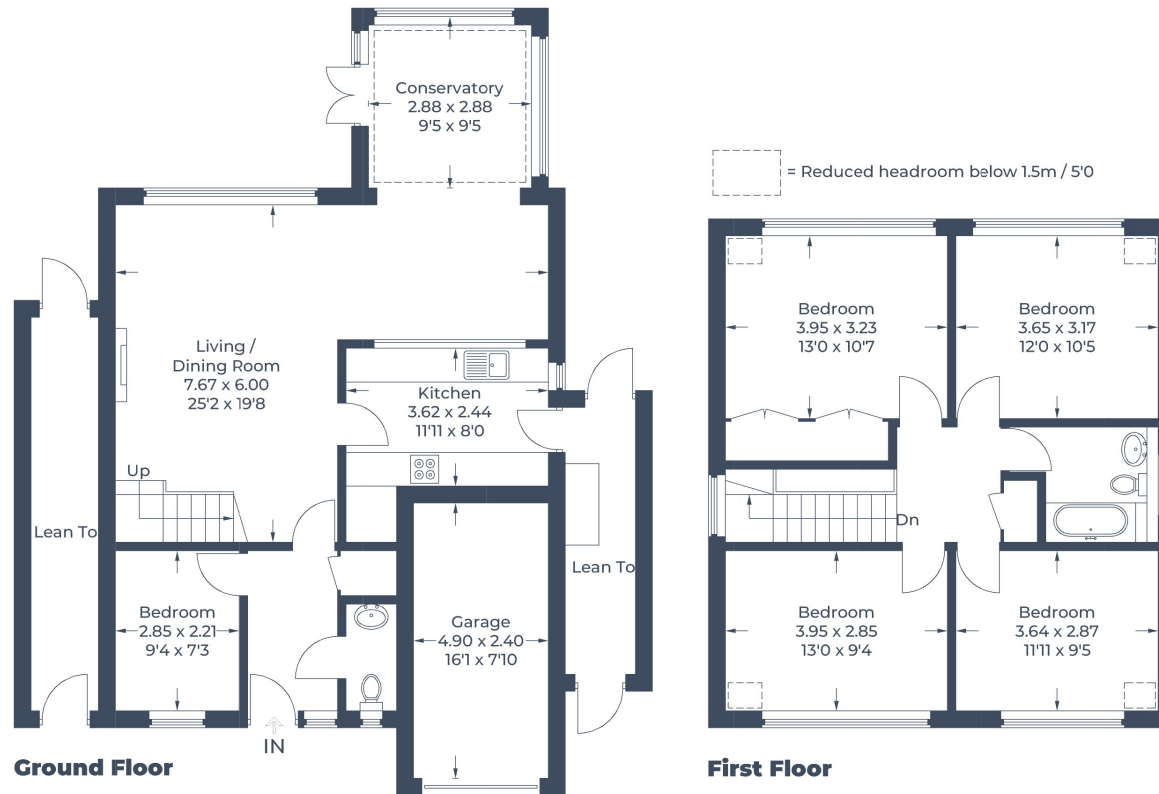


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

country
properties