



Endways

12, Middle Drift, Royston,
Hertfordshire, SG8 5BU
£3,500 pcm

country
properties

Rarely available and not to be missed. Situated within the highly desirable road of Middle Drift, close to the Town Centre and Train Station with direct links to Cambridge, Kings Cross and Gatwick Airport. A four bedroom detached family home that has been redecorated throughout, has been rewired, and has a new heating system. Benefiting from a driveway providing off road parking for numerous vehicles, double garage, entrance hall, lounge, dining room, conservatory, office, kitchen, cloakroom, utility room, four bedrooms, with the master suite housing an en-suite wetroom, separate WC, bathroom, swimming pool, tennis court, Jacuzzi and a substantial rear garden. Available early September. Internal photographs to follow shortly but available now for viewings. EPC TBC. Council Tax Band G. Holding fee £807.69. Deposit £4,038.46.

- Four Bedroom Detached House
- Double Garage
- Holding Fee £807.69
- Swimming Pool, Jacuzzi and Tennis Court
- Council Tax Band G
- Deposit £4,038.46



Front Garden

Gravel driveway with off road parking for numerous vehicles. Double garage. Mature trees and shrubs. Lawn. Outside lights. Wooden front door into:-

Entrance Hall

Wooden flooring. Coir mat. Wooden skirting boards. Stairs rising to first floor. Three UPVC double glazed windows to front aspect. Two radiators. Smoke alarm. Alarm control panel. Double glazed wooden doors into:-

Lounge

23' 08" x 15' 04" (7.21m x 4.67m)

Carpeted. Wooden skirting boards. Three radiators. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. UPVC double glazed patio doors onto rear garden. Decorative fireplace with gas fire.

Dining Room

19' 01" x 14' 09" NT x 10' 10" (5.82m x 4.50m NT x 3.30m)

Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed patio door to conservatory. Wooden serving hatch to kitchen. Inset ceiling spotlights.

Conservatory

Tiled flooring. Radiator. UPVC double glazed windows throughout. UPVC double glazed door to rear garden. Ceiling mounted fan with lights. Power sockets. Conservatory furniture, such as chairs and tables of which are to be gifted to the tenants.

Office/Reception Room

11' 00" x 10' 11" (3.35m x 3.33m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Kitchen

Tiled flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall and base units with work surfaces over. Ceramic one and a half bowl sink and drainer. Built in hob with extractor over. Built in oven and grill. Built in under stairs storage housing fuse box and electric meter. Archway into:-

Second Entrance Hall/Utility Area

8' 10" x 6' 04" (2.69m x 1.93m)

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed door into the side garden. Wall and base units with work surfaces over. Inset ceiling spotlights.

Cloakroom

8' 04" x 3' 08" (2.54m x 1.12m)

Tiled flooring. Wooden skirting boards. Wooden door into built in storage cupboard with shelf. Wash hand basin with vanity unit. Low level WC. UPVC double glazed obscured window to rear aspect. Wall mounted medicine cabinet. Double wooden doors into storage area.

Utility Room

5' 10" x 11' 05" (1.78m x 3.48m)

Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. UPVC double glazed window to side aspect. Inset ceiling spotlights. Freestanding washing machine, tumble dryer, dishwasher and fridge, please note that these freestanding appliances will be gifted to the tenants.

Stairs and Landing

Carpeted. Wooden skirting boards. Steps to bedroom two and steps to the landing area. Wooden door to storage cupboard housing brand new boiler. Wooden door to storage cupboard housing hot water tank. Loft hatch (Not To Be Used). UPVC double glazed window to front aspect. Smoke alarm.



Separate WC

4' 04" x 2' 08" (1.32m x 0.81m)

Tiled flooring. Wooden skirting boards. Low level WC. UPVC double glazed obscured window to rear aspect.

Master Bedroom Suite

16' 05" x 11' 00" (5.00m x 3.35m) (Hallway 8' 08" x 3' 08" (2.64m x 1.12m)

Carpeted. Wooden skirting boards. Fitted wardrobes. Archway to bedroom. Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wooden door into wetroom.

Wet Room

11' 07" x 4' 10" (3.53m x 1.47m)

WC. Wash hand basin with vanity unit. Shower with grab rail and chair. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Wall mounted medicine cabinet with light up mirror. Inset ceiling spotlights.

Bedroom Two

14' 08" x 9' 11" (4.47m x 3.02m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wash hand basin with vanity unit. Fitted furniture.

Bathroom

5' 09" x 5' 11" (1.75m x 1.80m)

Tiled flooring. Wooden skirting boards. Radiator. UPVC obscured window to rear aspect. WC. Wash hand basin with vanity unit. Shaver socket. Ceiling mounted inset spotlights.

Bedroom Three

11' 00" x 8' 10" (3.35m x 2.69m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.



Bedroom Four

13' 06" x 10' 11" (4.11m x 3.33m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Fitted furniture.

Rear Garden

Laid to lawn. Mature trees and shrubs. Patio area. Outside light. Swimming pool. Tennis court. Water butts. Green house. Flower beds. Wooden shed with power and light housing the pool equipment. Outside tap. Pathway leading to front.

Jacuzzi Cabin

Cabin housing jacuzzi with light.

Shower/Outside Changing Room

Carpeted. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Shower. Fitted shelving.

Double Garage

18' 08" x 18' 11" (5.69m x 5.77m)

Far right garage will be locked off but double garage is to be included. Concrete flooring. Power and light. Fuse box. Wooden windows and wooden door to side access.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.



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Viewing by appointment only

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