



14, Icknield Walk

Royston,
Hertfordshire, SG8 7JG
Freehold £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

Open Day Saturday 13th August, 10am - 4pm An extended three bedroom home, that requires complete renovation throughout. The property offers good size accommodation with separate reception rooms, extended kitchen and a large garden with access for parking. NO ONWARD CHAIN.

- Three bedroom house requiring updating throughout
- Plenty of scope to extend (STPP)
- Separate reception rooms
- Bathroom & additional cloakroom
- Large rear garden with access for parking & garage
- Walking distance of schools & train station
- NO ONWARD CHAIN

Ground Floor

Entrance Hall

Stairs to first floor. Window to front.

Cloakroom

Low level WC. Wash hand basin. Water meter. Window to front.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m)
Window to front. Radiator.

Lounge

17' 2" x 15' 5" (5.23m x 4.70m)
Sliding patio doors to garden. 3 radiators.
Cupboard housing meters for gas and electric.

Kitchen

12' 6" x 7' 0" (3.81m x 2.13m)
Wall mounted gas boiler. Door to garden. Matching wall and base units. Space for fridge/freezer, washing machine and tumble dryer. Electric oven with halogen hob.

First Floor

Landing

Window to front. Airing cupboard.

Bathroom

Window to front. Low level WC. Wash hand basin. Panelled bath with shower attachment.

Bedroom One

14' 1" x 10' 9" (4.29m x 3.28m)
Dual aspect with windows to front and side.
Radiator.

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)
Window to rear. Built-in wardrobe. Access to loft space. Radiator.

Bedroom Three

10' 2" x 6' 8" (3.10m x 2.03m)
Window to front. Radiator.



Outside

Front

Shared driveway. Gated access to garden to allow a car/vehicle in.

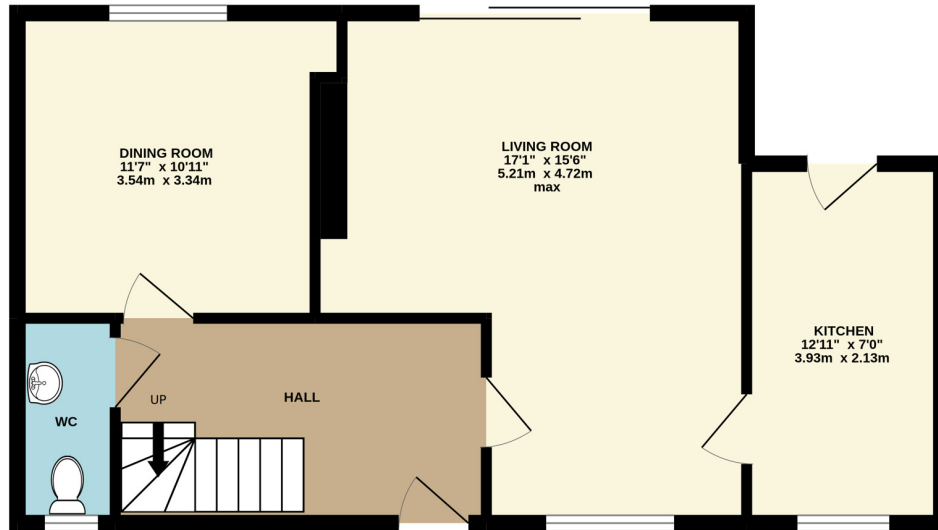
Rear Garden

Lawn with fruit trees.

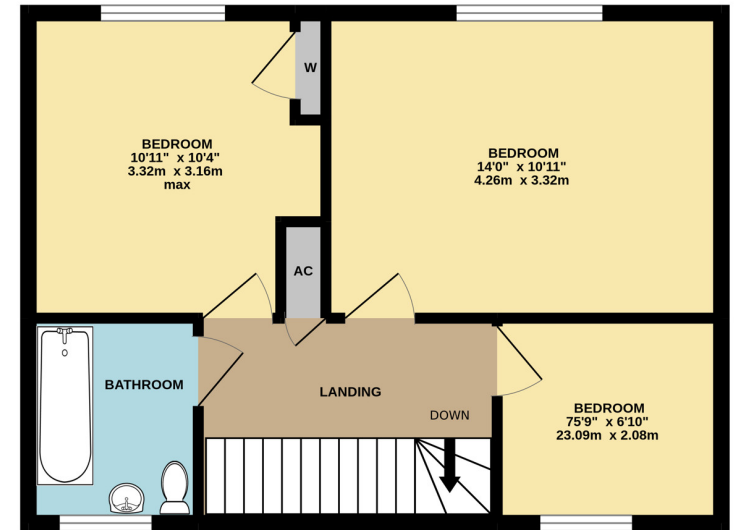




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

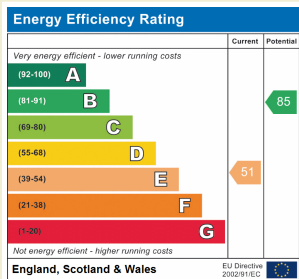


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



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

