



# 14, Stamford Avenue

Royston,  
Hertfordshire, SG8 7DD  
Guide Price £600,000

country  
properties

\*\* OPEN HOUSE on Saturday 22nd June from 2:00 pm - 4:00 pm via appointment only.

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A fantastic opportunity to purchase this beautiful four bedroom family home situated in a highly sought after non-estate location within a good distance to Royston town centre. This property has bundles of potential to extend further (STPP) and comprises; entrance hallway, lounge/diner, kitchen, morning/breakfast room, downstairs WC, lean to and cellar. To the first floor accommodation are four bedrooms, study and a large family bathroom. Externally to the rear is a fantastic size garden and to the front is a driveway with access to the single garage.

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross, London Gatwick and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston town centre benefits from local amenities including boutique shops, restaurants/bars, major supermarkets and doctors and dentists.

- Unique opportunity to purchase this detached home
- Two reception rooms and a good size kitchen
- Good size cellar with potential
- Driveway and garage
- Four bedrooms
- Downstairs WC & large family bathroom
- Fantastic size rear garden
- Good distance to the town centre



## Ground Floor

### Entrance Hallway

High ceilings, single glazed obscure wooden front door, telephone point, stairs to the first floor, large radiator, smoke detector, access to the lounge/diner, kitchen and cellar.

### Lounge/Diner

24' 3" x 13' 2" into recesses (7.39m x 4.01m)  
A great entertaining space with a beautiful uPVC double glazed bay window to the front aspect, high ceilings, radiator, plenty of double sockets, brick fireplace with slate heath and wooden mantle, a large archway leads into the dining space with a further chimney with brick surround, wooden mantle and tiled heath, single glazed sash window to the rear aspect and a large radiator.

### Kitchen

12' 10" x 10' 6" (3.91m x 3.20m)  
Obscure single glazed door from the entrance hall, built in cupboard with shelving, radiator, matching wall and base units with a roll edge work top, plenty of double sockets, tiled splash back, stainless steel sink and drainer with mixer taps, integrated appliances, space for a large range master 110 with cooker hood above, space for a free standing tall fridge/freezer, single glazed sash window to the side aspect, single glazed door leading out onto the porch, archway leading to the morning/breakfast room.

### Morning/Breakfast Room

11' 1" x 9' 4" max (3.38m x 2.84m)  
Archway leading from the kitchen, plenty of double sockets, double glazed wooden window to the side aspect, uPVC double glazed windows to the side and rear aspect, large radiator and access into the downstairs WC.

### Downstairs WC

Doorway from the morning/breakfast room leading into a small storage area with a uPVC double glazed window to the side aspect providing access into the WC comprising; low level flush WC, single glazed obscure window to the side aspect.



## Lean To

13' 5" x 4' 11" (4.09m x 1.50m)

The porch is half brick built, single glazed and wooden and comprises; single glazed door leading onto the rear garden, space and plumbing for a washing machine and tumble dryer, plenty of double sockets.

## Cellar

17' 8" x 11' 3" (5.38m x 3.43m)

Accessed under the stairs with steps descending down, lighting and electrics.

## First Floor

### Landing

Large radiator, two access points to the loft space, smoke detector, access to all of the first floor accommodation.

### Bedroom One

13' 3" into recesses x 11' 10" (4.04m x 3.61m)

The spacious master has high ceilings, two radiators, two single glazed wooden sash windows to the front of the property with secondary glazing.

### Bedroom Two

11' 11" x 11' 0" into recesses (3.63m x 3.35m)

Spacious double bedroom with plenty of plug sockets, large radiator, uPVC double glazed window to the rear aspect, shelving to either side of the recesses to the chimney breast.



## Bedroom Three

12' 8" x 9' 1" (3.86m x 2.77m)

Wooden single glazed sash window to the front aspect with secondary glazing, radiator, plenty of double sockets.

## Bedroom Four

11' 1" x 9' 2" (3.38m x 2.79m)

Single glazed sash window to the rear aspect, telephone point, plenty of double sockets, radiator.

## Study

7' 10" x 3' 11" (2.39m x 1.19m)

Wooden single glazed sash window to the rear aspect with secondary glazing, large radiator, double sockets.

## Family Bathroom

Two dual aspect obscure uPVC double glazed windows to the rear and side aspect, large radiator, partially tiled, wash hand basin with pedestal, low level flush WC, bath, shower and 1/2 with electric shower, extractor fan, heated towel rail, access to the airing cupboard with shelving and a double socket.

## External

### Rear Garden

The rear garden is a fantastic size and is mainly laid to lawn with a spacious patio area great for entertaining, surrounded by trees, shrubbery and plants. There is a further secluded and private area to the rear of the garden which is surrounded by nature and greenery. Two sheds for storage, gate to the front of the property, external lighting and power, access to the single garage.

### Garage

24' 0" x 9' 3" (7.32m x 2.82m)

Power and lighting, single glazed wooden door onto the rear garden, up and over garage door, combination boiler, telephone point.

### Front

The front of the property provides a concrete driveway with access to the single garage. The area is paved and gravelled, surrounded by shrubs and wall and has steps leading to a small brick porch with the single glazed wooden front door.



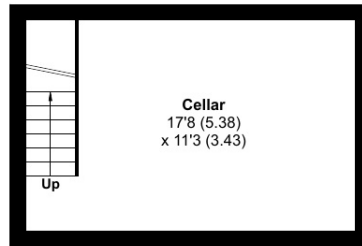


Approximate Area = 1799 sq ft / 167.1 sq m (includes lean to)

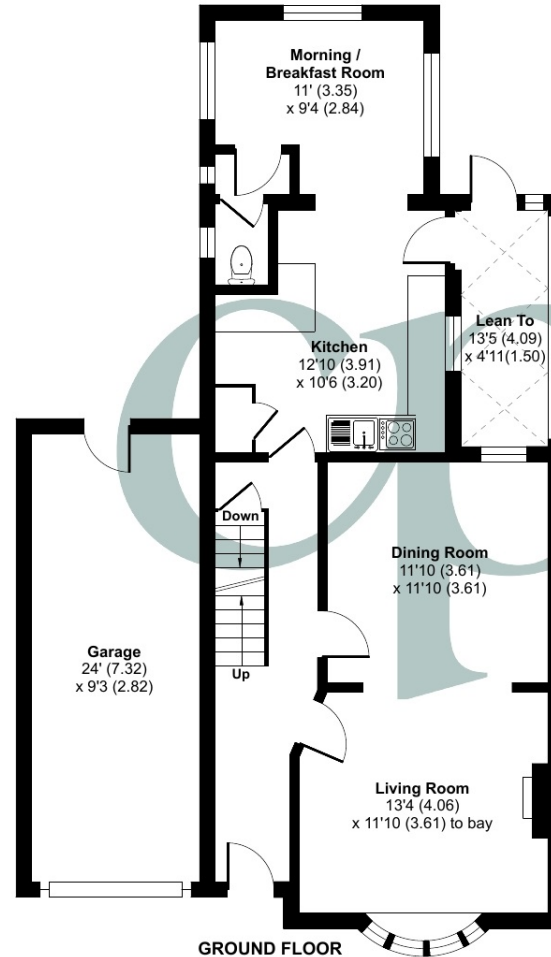
Garage = 216 sq ft / 20 sq m

Total = 2015 sq ft / 187.1 sq m

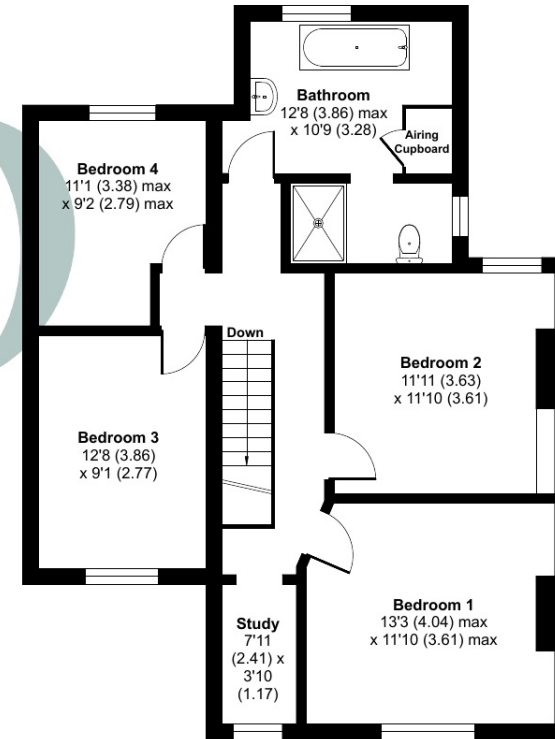
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LOWER GROUND FLOOR



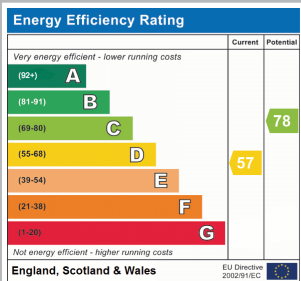
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1138500



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Viewing by appointment only

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