



# 3, Poplar Drive

Royston,  
Hertfordshire, SG8 7HU  
OIEO £475,000

country  
properties



Country Properties are delighted to offer for sale this fantastic size, extended semi-detached family home within Royston. This extremely spacious home comprises; entrance hallway, large living room, good sized kitchen, separate dining room, utility, downstairs WC, to the first floor accommodation are 3 good sized bedrooms and a family bathroom. To the outside of the property is a fully enclosed level rear garden, driveway and garage.

- Semi Detached Family Home
- 3 Good Size Bedrooms
- Family Bathroom & Downstairs WC
- 2 Fantastic Sized Reception Rooms
- Spacious Kitchen
- Separate Utility Room
- Driveway & Garage
- Enclosed Rear Garden

## Ground Floor

### Entrance Hallway

Obscure uPVC door and window to front aspect, stairs to first floor, smoke detector, radiator, plug sockets, under stairs storage cupboard with water softener in, access to kitchen and living room.

### Living Room

21' 1" x 8' 5" (6.43m x 2.57m)  
Entered via double doors from the entrance hall, two large radiators, electric fireplace with wooden surround and mantle and marble effect hearth and splash back, TV point, large uPVC window to front aspect, glass double doors into the dining room.

### Kitchen

15' 10" max x 8' 6" (4.83m x 2.59m)  
Space for tall fridge/freezer, wall and base units with roll edge work top, gas 4 ring hob with cooker hood above, double oven at standard height, integrated dishwasher, uPVC window to side aspect, plug sockets, fully tiled splash back, uPVC door to side aspect, built in larder cupboard, arch opening into the dining room.

### Dining Room

13' 9" x 12' 5" (4.19m x 3.78m)  
Large uPVC window and door to rear aspect, access into the utility space, radiator, double sockets, storage cupboard, single glazed double doors into the living room.

### Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)  
Large uPVC window to rear aspect, roll edge work top with stainless steel sink and mixer taps, tiled splash back, space and plumbing for a washing machine and tumble dryer, built in cupboards, access into dining room and downstairs WC.





## Downstairs WC

Obscure uPVC window to front aspect, low level flush WC, wash hand basin with vanity unit below.

## First Floor

### Landing

Obscure uPVC window to side aspect, radiator, access to boarded loft with light.

### Master Bedroom

12' 5" x 11' 3" (3.78m x 3.43m)

Fitted wardrobes and display areas, fitted drawers and dressing table, large uPVC window to front aspect, radiator.

### Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m)

Large uPVC window to rear aspect, radiator, plug sockets, built in cupboard.

### Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

uPVC window to front aspect, double sockets, radiator.

### Family Bathroom

Two uPVC obscure windows to rear aspect, radiator, fully tiled, stand alone bath, shower cubicle with power electric shower, wash hand basin with pedestal, low level flush WC.

## External

### Rear Garden

Fully enclosed via fence to all sides, mainly laid to lawn, boarded by shrubs and trees, mainly levelled, patio area, outside lighting and power, access to side of the property and garage.

### Front

Access to garage and driveway for 1 - 2 vehicles, mainly laid to lawn, boarded by a wall to one side and fence to the other.

### Garage

17' 7" x 8' 5" (5.36m x 2.57m)

Up and over door, power and lighting, rear access door to garden.

Fully enclosed walkway connecting the garage to the side of the property, covered by a Perspex roof, doors to the front and back of the property, tap, lighting.







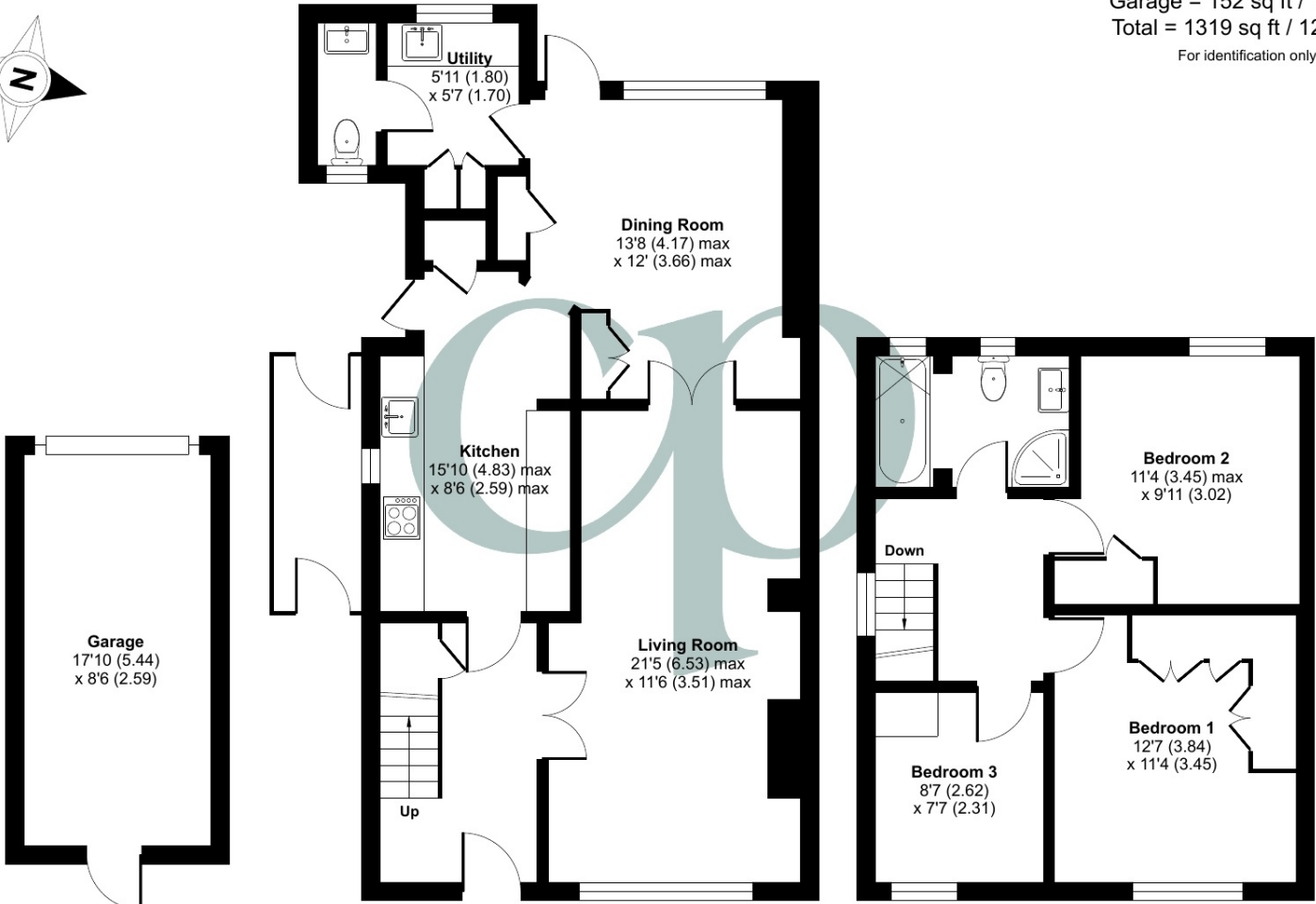


Approximate Area = 1167 sq ft / 108.4 sq m (excludes store)

Garage = 152 sq ft / 14.1 sq m

Total = 1319 sq ft / 122.5 sq m

For identification only - Not to scale

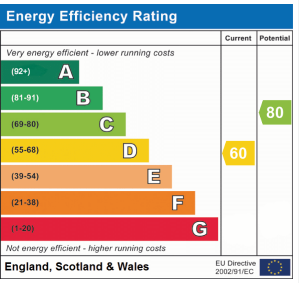


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1090869



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](mailto:royston@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties