



Sassoon Drive

ROYSTON,

Hertfordshire, SG8 5FR

Freehold - Guide Price £425,000

country
properties

We are pleased to present this immaculately presented and chain free 3 bedroom end of terrace home to the market at a guide price of £425,000. Sassoon Drive is located in a recent development on the edge of Royston town. This lovely residence comprises of; entrance hallway, kitchen, WC and lounge/diner on the ground floor, family bathroom and two bedrooms to the first and master bedroom and en-suite on the second. Additionally, this home includes a private rear garden with side access, two allocated parking spaces and solar panels on the roof.

- Three Bedrooms
- En-suite to master
- Modern kitchen
- Lounge/diner
- Good size rear garden
- Allocated parking
- Council Tax band D
- EPC rating B

Ground Floor

Entrance Hall

Radiator, laminate flooring, stairs to first floor.

Kitchen

10' 8" x 8' 1" (3.25m x 2.46m)
Range of matching wall mounted and base level units with granite work surfaces over and inset stainless steel sink, wall mounted boiler, integrated dishwasher and fridge/freezer, electric oven with 5-ring gas hob and extractor over, inset ceiling spotlights, double glazed window to the front aspect, tiled flooring and walls.

Cloakroom

5' 10" x 5' 3" (1.78m x 1.60m)
WC, wash hand basin, double glazed window to the side aspect, radiator, tiled flooring.

Lounge/Diner

17' 8" x 12' 9" (5.38m x 3.89m)
Two radiators, laminate flooring, under stairs storage cupboard, door onto rear garden, double glazed window to the rear aspect.

First Floor

Landing

Stairs to second floor, doors to:-

Bedroom Two

12' 11" x 12' 9" (3.94m x 3.89m)
Two double glazed windows to the rear aspect, radiator.

Bedroom Three

12' 10" max x 8' 9" (3.91m x 2.67m)
Two double glazed window to the front aspect, radiator.



Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

Double glazed window to the side aspect, tiled flooring, WC, wash hand basin, bath with shower attachment over, heated towel rail, tiled walls.

Second Floor

Master Bedroom

20' 8" max x 9' 1" (6.30m x 2.77m)

Double glazed window to the front aspect, radiator, built in storage into eaves, carpeted flooring.

En-suite

WC, wash hand basin, shower cubicle, heated towel rail, tiled walls, tiled flooring, spotlights.

External

Front

Private gated access at side leading to rear garden, allocated parking for two vehicles, solar panels to roof.

Rear Garden

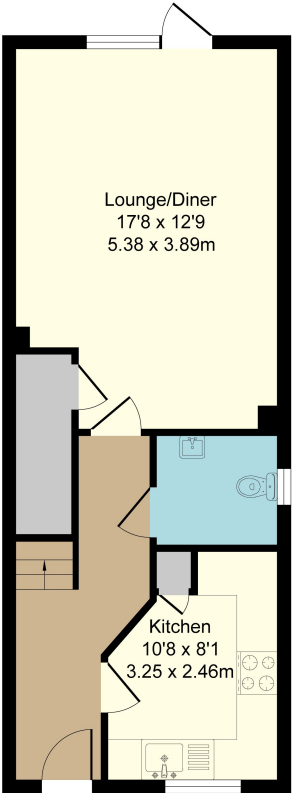
Mainly laid to lawn with patio area and gated side access leading to the front of the property.



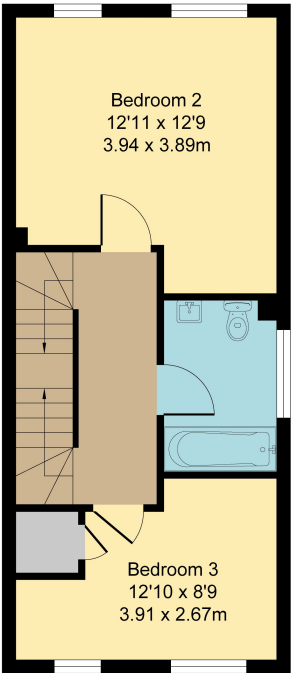


25 Sassoon Drive, Royston, SG8 5FR

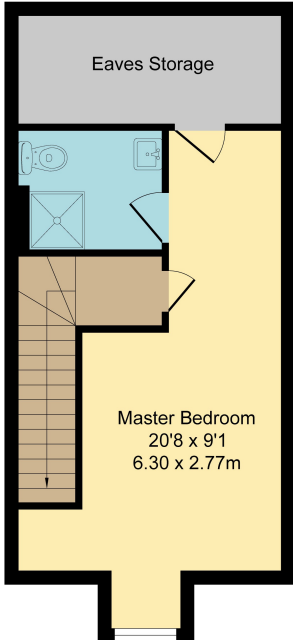
Ground Floor
Area: 39.0 m² ... 419 ft²



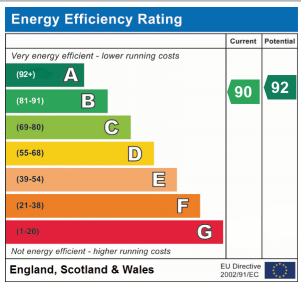
First Floor
Area: 34.3 m² ... 369 ft²



Second Floor
Area: 30.5 m² ... 328 ft²



Total Area: 103.7 m² ... 1117 ft²
All Measurements are approximate and for display purposes only



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

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