



# 55, Shepherd Close

Royston,  
Hertfordshire, SG8 9DF  
Freehold - OIEO £460,000

country  
properties

**\*\* CHAIN FREE \*\*** This beautifully presented detached family home is set within a peaceful cul-de-sac location. The residence comprises of an entrance hallway, downstairs WC, spacious lounge with space for dining and modern kitchen. To the first floor there are four excellent sized bedrooms (with three being genuine double bedrooms) and modern family bathroom. Externally the property boasts an extremely unique garden with a decked patio area with access directly from the lounge. There is an additional patio and decking area.

- Detached family home
- CHAIN FREE
- Four bedrooms
- Beautifully presented throughout
- Modern kitchen
- Exceptional/unique garden
- Viewing highly recommended
- Council Tax band C & EPC rating C

## Ground Floor

### Entrance Hallway

Laminate flooring and single radiator, access to the first and ground floors.

### Lounge

25' 09" x 12' 11" (7.85m x 3.94m)

Two windows to front aspect, laminate flooring, wood burner and French doors leading to the raised decked area.

### Kitchen

16' 06" x 8' 08" (5.03m x 2.64m)

Windows to front aspect, range of wall mounted and base level units with wooden work surface over, single drainer sink, integrated dishwasher, integrated gas oven and hob, space for washing machine and fridge freezer. Double radiator and wall mounted gas boiler. Door leading to garden patio area.

### Cloakroom

5' 02" x 3' 05" (1.57m x 1.04m)

Window to rear, wash hand basin, WC, heated towel rail.

## First Floor

### Landing

Loft hatch. Doors to:-

### Bedroom One

15' 10" x 8' 06" (4.83m x 2.59m)

Windows to front and rear aspects, carpet flooring and double radiator.



## Bedroom Two

9' 01" x 12' 08" (2.77m x 3.86m) Window to front aspect, laminate flooring and double radiator.

## Bedroom Three

10' 05" x 10' 02" (3.17m x 3.10m) Window to front aspect, carpet flooring and radiator.

## Bedroom Four

6' 10" x 4' 11" (2.08m x 1.50m) Window to side aspect, carpet flooring and single radiator.

## Bathroom

5' 11" x 7' 02" (1.80m x 2.18m) Window to rear aspect, fully tiled walls, bath with shower attachment, WC, wash hand basin and lino flooring.

## External

### Rear Garden

Approximately 40 foot garden with lawn area, patio and decked areas. Garden is enclosed with fencing.

## Agent's Notes

### Royston

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.

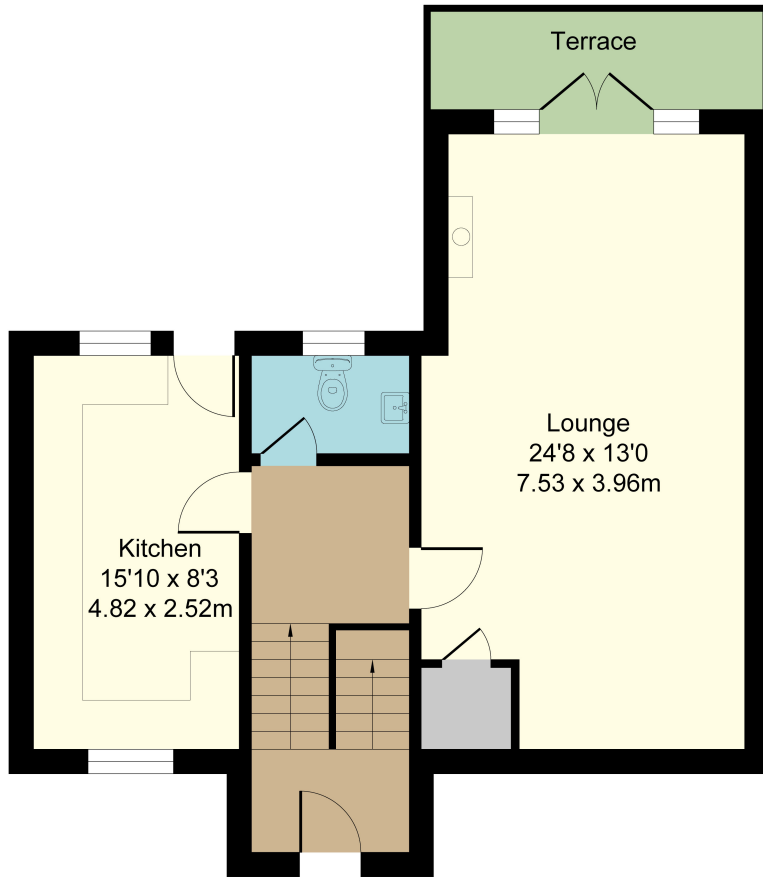




# 55 Shepherd Close, Royston

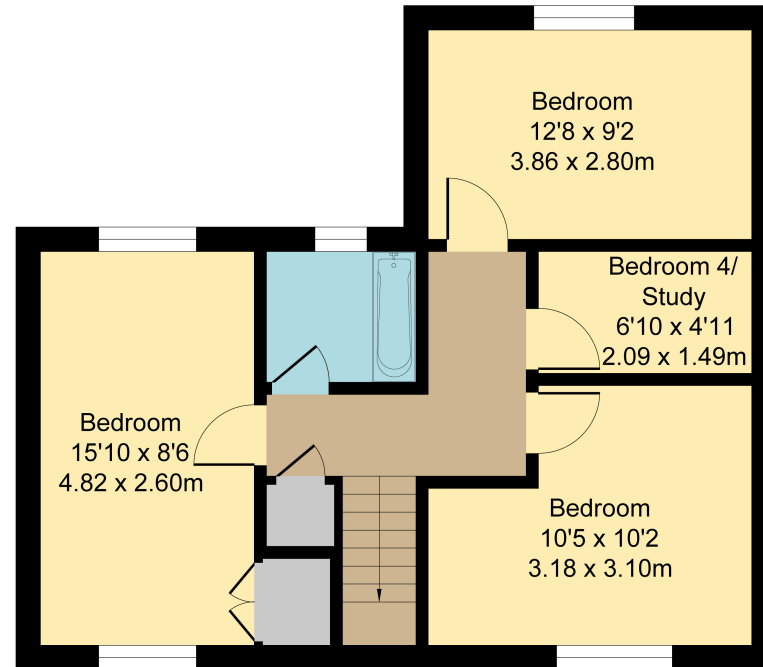
## Ground Floor

Area: 49.9 m<sup>2</sup> ... 538 ft<sup>2</sup>



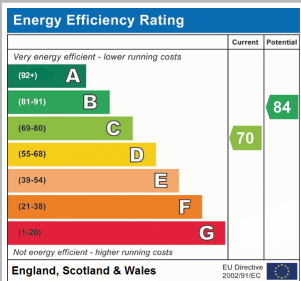
## First Floor

Area: 48.4 m<sup>2</sup> ... 522 ft<sup>2</sup>



Total Area: 98.3 m<sup>2</sup> ... 1060 ft<sup>2</sup>

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

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