



# Garden Walk

Royston,  
Hertfordshire, SG8 7HT  
Freehold - OIRO £365,000

country  
properties



We are pleased to present this semi-detached family home situated in a popular location and within walking distance to local schools with good Ofsted reports and main line train station. The property is in need of some modernization throughout presenting a unique opportunity for investors or families looking to create their dream home. The property is generously proportioned and offers ample living space to include a 17' x 10" approx. lounge area, a ready to transform kitchen/diner at the back of the property leading through onto a P shaped conservatory on the ground floor. The first floor offers two double bedrooms with a suitable third and family bathroom.

- SEMI-DETACHED
- KITCHEN/DINER
- 17' X 10' APPROX LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
- GOOD SIZED REAR GARDEN
- GARAGE AND OFF ROAD PARKING
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND C / EPC RATING E

## Ground Floor

### Entrance Hall

Double glazed front door, radiator, glazed door to:

### Lounge Area

17' 1" x 10' 6" (5.21m x 3.20m) Large window to front aspect, radiator, gas, coal effect fire place with back boiler and marble hearth. Access to stairs rising to first floor.

### Kitchen/Diner

17' 1" x 9' 6" (5.21m x 2.90m) Two windows looking in to the conservatory, radiator, range of matching, fully fitted wall and base units comprising of cupboards and drawers and a built in electric oven. Space for fridge freezer and plumbing for washing machine, work surface over with inset sink with mixer tap over, gas hob with extractor over. Tiling to all splash back area's, under stair's cupboard with hot water cylinder. Glazed door to:

### Conservatory

16' 1" x 10' 1" (4.90m x 3.07m) narrowing to 7' 1" P shaped with dwarf brick wall base and timber double glazed surround. French doors out to garden, tiled floors, power.

## First Floor

### Landing

Hatch to loft, doors to:

### Bedroom One

11' 0" x 8' 9" (3.35m x 2.67m) Window to front aspect, built in double wardrobe, radiator.





## Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m) Window to rear aspect, built in double wardrobe, radiator.

## Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m) Window to front aspect.

## Bathroom

Window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiling to all splash back area's, radiator.

## External

## Front Garden

Laid mainly to tarmac, providing off road parking for two cars, leading to the front door and gated rear access.

## Rear Garden

Laid mainly to block paving with a variety of well stocked beds comprising of an array of plants, flowers and shrubs making for a great area to relax and enjoy the outdoors. Enclosed by fenced boundaries giving a secluded feel. Gated access to the garage and parking.

## Garage en Bloc

Off road parking for 1 car in front of the garage with a metal up and over door, power and light, personnel door to garden.

## Covered Workshop Area

25' 0" x 6' 4" (7.62m x 1.93m) Positioned to the side of the property allowing access to front and rear, power and light.

## Agent's Note's

Royston is a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink.

Royston boasts excellent transport links for visitors and business alike. The town is well situated at the crossroads of the main A505 and A10 roads, where North Hertfordshire meets South Cambridgeshire.

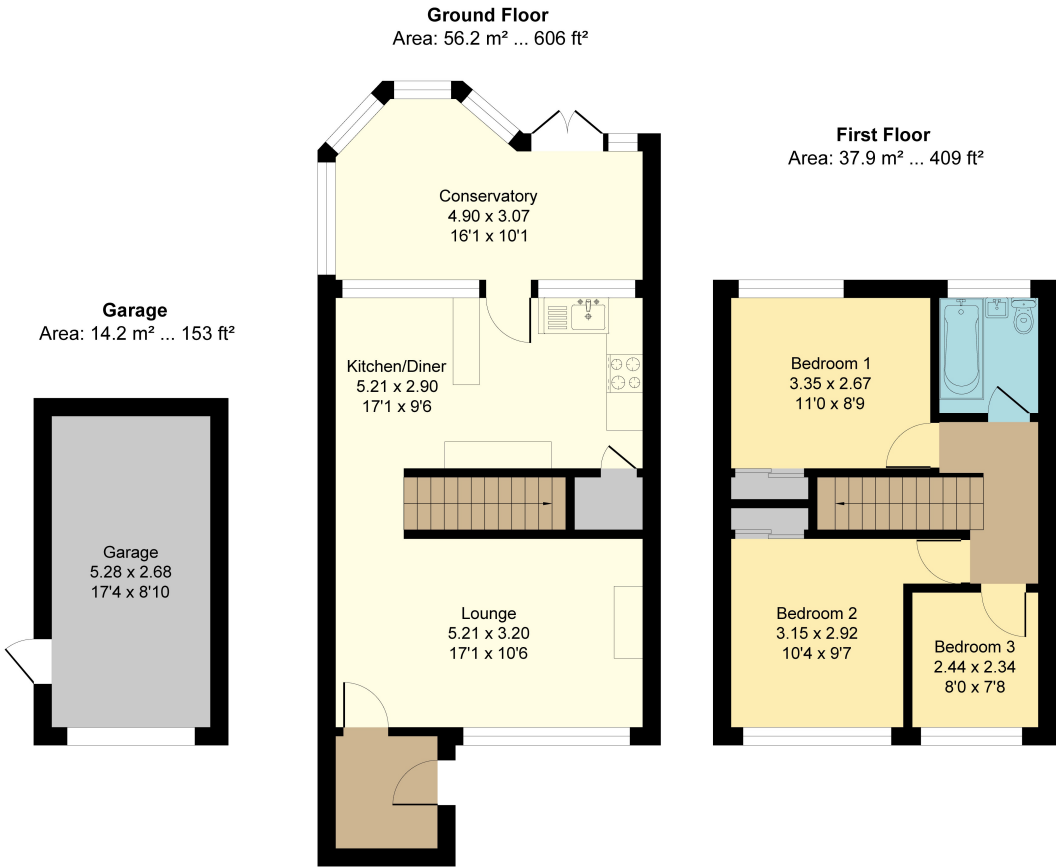




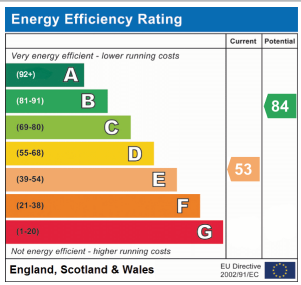




# 43 Garden Walk, Royston



Total Area: 108.4 m<sup>2</sup> ... 1167.5 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 | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

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

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