



Goodwood Road, Royston, Hertfordshire. SG8 9TF

| Satchells



# 4 Bedroom Semi-Detached House

## £500,000 Freehold

Satchells Estate Agents presents to the market this brilliant size four bedroom semi-detached property set in this popular cul-de-sac location. This property presents itself as the perfect opportunity to make it your own. The current owners have done some major updates, including a full rewire, replumbing, and the installation of a new air source heat pump for modern efficiency. This property offers generous living space with three reception rooms, a newly fitted kitchen, utility room and an additional storage room which can be comfortably converted into a home office. The plumbing is also in place for the inclusion of a downstairs WC. Driveway for two cars. Early Viewings Highly Recommended!

- Popular cul-de-sac location
- Brilliant size rooms
- Semi - detached
- Driveway
- Extended
- Four bedrooms
- Ensuite
- Utility room
- Early viewings highly recommended
- EPC rating D. Council tax band D

**Ground Floor****Entrance:**

Via double glazed front door.

**Hallway:**

Stairs to first floor, under floor heating, access to storage room & lounge.

**Lounge:**

Abt. 24' 11" x 9' 8" (7.59m x 2.95m) Double glazed window to front aspect, wooden flooring, built-in storage cupboards, radiator, under floor heating, doors leading to:

**Reception:**

Abt. 15' 8" x 8' 1" (4.78m x 2.46m) Double glazed windows to rear aspect, sky light, under floor heating, door leading to rear garden.

**Dining Area:**

Abt. 8' 11" x 7' 2" (2.72m x 2.18m) under floor heating.

**Kitchen:**

Abt. 11' 6" x 7' 6" (3.51m x 2.29m) Double glazed window to rear aspect, newly fitted throughout, range of fitted wall & base units, stainless steel sink & drainer, induction hob, extractor fan, integrated appliances, wooden flooring. under floor heating.

**Utility Room:**

Abt. 7' 11" x 7' 5" (2.41m x 2.26m) Plumbing for WC, sink & drainer.

**First Floor****Bedroom One:**

Abt. 13' 0" x 9' 1" (3.96m x 2.77m) Double glazed window to rear aspect, fitted carpets, radiator.

**Ensuite/Dressing Area:**

Abt. 10' 0" x 5' 6" (3.05m x 1.68m) Low level WC, hand wash basin, shower cubicle. Window to rear aspect.

**Bedroom Two:**

Abt. 13' 11" x 7' 9" (4.24m x 2.36m) Double glazed window to front aspect, fitted wardrobes, wooden flooring, radiator.

**Bedroom Three:**

Abt. 11' 8" x 9' 2" (3.56m x 2.79m) Double glazed window to front aspect, fitted carpets, built-in storage, radiator.

**Bedroom Four:**

Abt. 7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to front aspect, fitted carpets, radiator.

**Bathroom:**

Window to rear aspect, low level WC, hand wash basin,

**Outside****Rear Garden:**

Mainly laid to lawn, patio seating area.

**Front Garden Parking:**

Driveway for two cars.

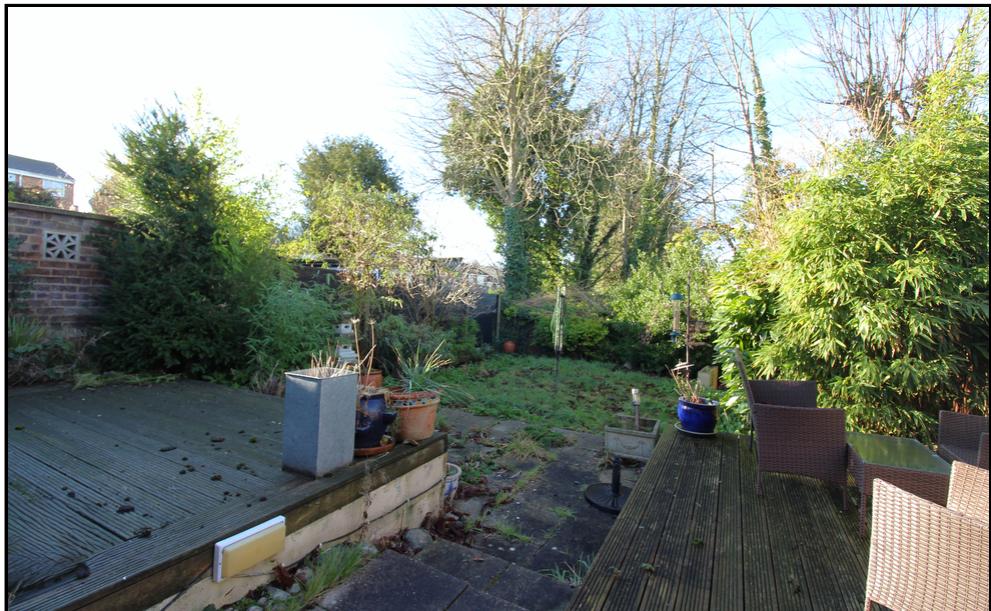
**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

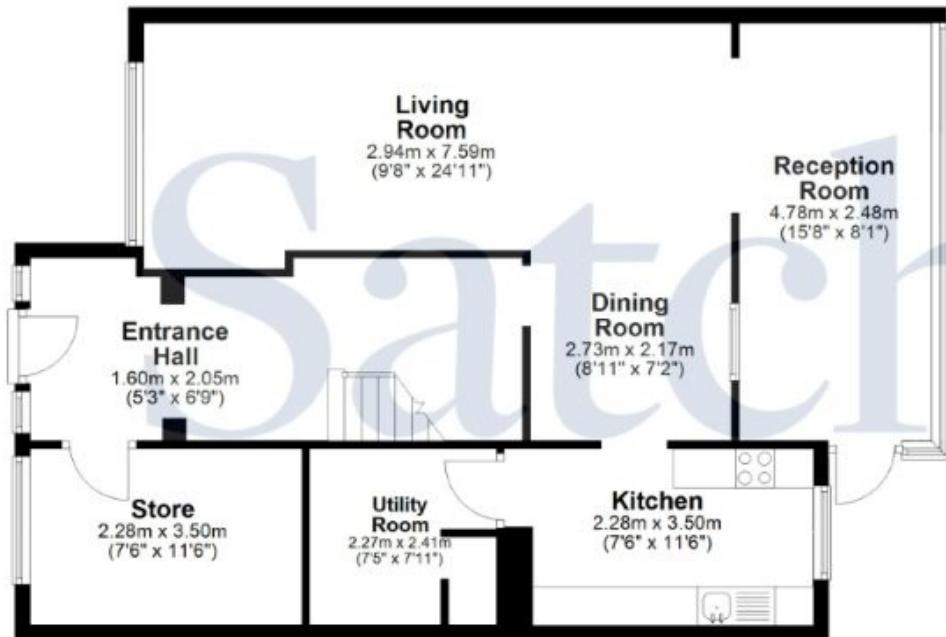




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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### Ground Floor



### First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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