



27, Ackroyd Road

Royston,
Hertfordshire, SG8 7DS
OIEO £450,000

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Country Properties are delighted to present this detached family home situated within a popular location within Royston. The property offers versatile family living accommodation and comprises; entrance porch, dining room, living room, second reception room/study/potential 4th bedroom, downstairs WC and modern fitted kitchen, to the first floor accommodation are three good size bedrooms, modern fitted family bathroom and externally the property has a driveway providing parking for 2 - 3 vehicles, garage and a private rear garden. Ackroyd Road is situated very close to the A10 for easy commutable access.

- Spacious Detached Family Home
- 3 Good Sized Bedrooms
- 2 - 3 Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & Downstairs WC
- Fully Enclosed Rear Garden
- Driveway For 2 - 3 Cars & Garage
- Versatile Accommodation

Ground Floor

Porch

4' 8" x 3' 1" (1.42m x 0.94m)

Access via obscure double glazed door, light, large obscured double glazed window to side aspect, parquet flooring, access into dining room.

Dining Room

12' 1" x 10' 5" (3.68m x 3.17m)

Large uPVC window to front aspect, double sockets, telephone point, large radiator, opening into living room, door to 2nd reception room.

Lounge

16' 4" max x 11' 1" (4.98m x 3.38m)

Large double glazed patio doors to rear garden, large radiator, access to first floor, large opening into dining room, heating controls, large built in storage cupboard which goes into the space of the garage.

Kitchen

11' 11" x 9' 6" (3.63m x 2.90m)

Wall and base high gloss units with a roll edge worktop, 4 ring gas hob with cooker hood above, splash back, integrated washing machine, fridge, freezer and dishwasher, stainless steel sink and drainer, large uPVC window to rear aspect, double oven, radiator, double sockets.

2nd Reception Room / 4th Bedroom

Very versatile space, radiator, access to hallway, obscure double glazed door to side aspect, uPVC window to side aspect, access from dining room.

Hallway

Cupboard with storage housing the combination boiler, access to downstairs WC, small loft access.



Downstairs WC

Partially tiled, low level flush WC, wash hand basin with pedestal, light with shaver point, obscure uPVC window to side aspect, radiator.

First Floor

Landing

Smoke detector, access to all 3 bedrooms and family bathroom, loft access which is partially boarded with a light and ladder.

Master Bedroom

13' 0" x 10' 9" (3.96m x 3.28m)

Fitted wardrobes, fitted units and drawers, large radiator, double sockets, large uPVC window to front aspect.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Fitted wardrobes and shelves, radiator, double sockets, large uPVC window to rear aspect.

Bedroom Three

9' 10" into doorway x 7' 11" (3.00m x 2.41m)

Large uPVC window to front aspect, large built in cupboard over the stairs, radiator, double sockets.

Family Bathroom

Modern tiles above bath and shower, heated towel rail, bath with mixer taps with shower head above, obscure uPVC window to rear aspect, low level flush WC, wash hand basin with vanity unit, fitted mirror with internal shaver point and demister.

External

Rear Garden

Access via double glazed obscure door to side of the property, gate to front at the side and double glazed patio doors from living area, patio area, level garden mainly laid to lawn, boarded by shrubs and plants, fully fenced to both sides and rear.

Front

Large sweeping block paved driveway providing parking for 2 - 3 cars boarded by shrubs and plants, access to garage, side access via gate to the rear garden.

Garage

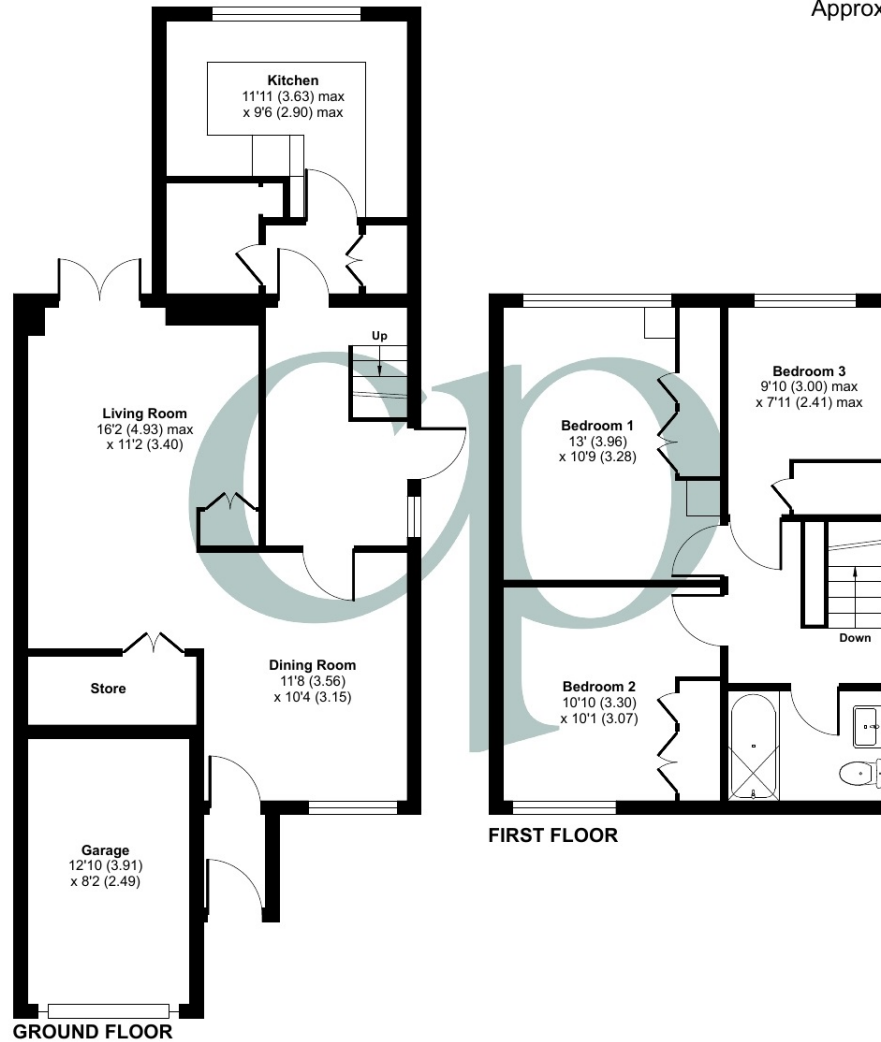
16' 7" x 8' 2" (5.05m x 2.49m)

Power and lighting, up and over electric door, consumer unit, space under the built in cupboard from the living room, loft space, CCTV in the loft space.





Approximate Area = 1020 sq ft / 94.7 sq m
 Garage = 101 sq ft / 9.3 sq m
 Total = 1121 sq ft / 104 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1092774

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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