

- Spacious Family Home
- Semi Detached
- Three Good Sized Bedrooms
- Modern Fitted Kitchen with Vaulted Ceiling
- Off Road Parking
- Substantial Sized Garden
- Separate Reception Rooms
- Convenient For Town Centre
- MUST BE VIEWED!

ICKNIELD WALK, ROYSTON

🛏️ 3 🚿 1 🛋️ 2 EPC79C

An excellently maintained three bedroom semi detached family home, situated within this popular established location off the Newmarket Road in Royston.

The house is only around a 15 minute walk from the town centre, has a lovely large garden and off road parking to the front.

VIEWING HIGHLY RECOMMENDED!

£400,000

WellingtonWise Estate Agents Royston
01763 294448

11 Baldock Street, Royston, Hertfordshire, SG8 5AY

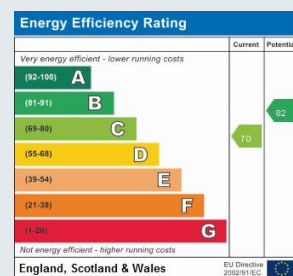
A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

facebook.com/wellingtonwise
@wellingtonwise

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



ICKNIELD WALK, ROYSTON

£400,000

An excellently maintained three bedroom semi detached family home, situated within this popular established location off the Newmarket Road in Royston. The house is only around a 15 minute walk from the town centre, has a lovely large garden and off road parking to the front. VIEWING HIGHLY RECOMMENDED!

STEP INSIDE

The accommodation is arranged over two floors, and the ground floor is entered via an Entrance Porch which offers a convenient storage area and storage cupboard. This continues to the welcoming Entrance Hall which provides access to all ground floor accommodation and the stairs that rise to the first floor.

To the left hand side close to the foot of the foot of the staircase is the door to the ground floor Cloakroom which consists of a modern WC and wash hand basin.

Facing the rear of the property are the two main reception rooms. There is a lovely sized Dining Room which is currently being partly used as a Study. Adjacent to this is the comfortable Lounge together with French doors leading into the Rear Garden, and a wonderful woodburner feature.

Back in the Entrance Hall there is direct access into the substantial "L" shaped kitchen, which has had the wonderful addition of a vaulted ceiling and velux windows which offers a real feeling of space, and the kitchen is appointed with integrated appliances such as induction hob, double oven, microwave oven, fridge freezer and dishwasher. There is also space for a tumble dryer and washing machine. A door leads out into the rear garden.

On the first floor is a good sized landing with doors to all bedrooms and the bathroom. Bedrooms One and Two are great sized double bedrooms with views over the rear garden, and there is an particularly large single bedroom facing the front. The Bathroom is fully tiled with a WC, wash hand basin and panelled bath with an electric shower unit over.

STEP OUTSIDE

The property has been block paved to the front providing off road parking for two vehicles.

The Rear Garden is of a substantial size and measures approximately 100 ft in Length. Neatly landscaped, the garden is mainly laid to lawn with a range of flower and shrub borders. Paved patio terrace with an awning and raised railway sleeper planters.. Timber shed and deck. All enclosed by fencing.

LOCATION

Royston mainline train station offers a fast a frequent service in London Kings Cross and Cambridge. The town of Royston offers banks, a library as well as a mixture of high street shops, a Tesco Superstore, Aldi, and M&S Food Hall.

There are good road connections with the A1/M at Baldock 8 Miles to the West and the M11 9 mile. Stansted Airport and Luton airport are both within a 30/40 minutes drive.

