



**Green Drift, Royston, Hertfordshire SG8 5BT**

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£660,000

EPC - D



## Green Drift, Royston, Hertfordshire SG8 5BT

A three/four bedroom detached family home situated in a popular private road close to Royston's mainline railway station and Royston town centre. The property sits on a good size plot and an internal viewing is strongly recommended.

\*Detached Family Home \* Three/Four Bedrooms \* Lounge \* Separate Dining Room \* Study \* Fitted Kitchen \* Utility Room \* Ground Floor Cloakroom \* Shower Room \* Family Bathroom \* Gardens Front & Rear \* Driveway For Several Vehicles \* Close To Royston's Mainline Railway Station \* Internal Viewing Recommended \*

Entrance door to:

### ENTRANCE LOBBY:

Cupboard housing electric meters. Glazed door to:

### ENTRANCE HALL:

Stairs to first floor. Telephone point. Radiator. Understairs storage cupboard with obscure glazed uPVC panel to side. Doors to:

### LOUNGE:

24' 7" x 12' 2" (7.49m x 3.71m) Television point. Radiators. Coving to ceiling. Double glazed window to side. uPVC double glazed sliding patio doors to outside. Double doors to:

### DINING ROOM:

11' 10" x 11' 8" (3.61m x 3.56m) Coving to ceiling. Radiator. Double glazed window to rear. Door to:

### KITCHEN:

11' 5" x 9' 3" (3.48m x 2.82m) A range of wall and base units. One and a half sink and drainer unit with mixer tap. Work tops. Tiled splashbacks. Integrated dishwasher. Electric oven. Electric hob with extractor hood. Space for fridge. Archway to:

### UTILITY ROOM:

8' 6" x 8' 4" (2.59m x 2.54m) A range of base units and work tops. Tiled splashbacks. Plumbing for washing machine. Space for freezer. Space for tumble dryer. Radiator. Double glazed window to front. Doors to:

### SHOWER ROOM:

Fully enclosed and fully tiled shower cubicle with wall mounted shower. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan. Coving to ceiling.

### STUDY/BEDROOM FOUR:

10' 5" x 8' 6" (3.18m x 2.59m) Coving to ceiling. Radiator. uPVC sliding patio doors to outside.

### ENCLOSED SIDE ACCESS:

Loft access. Door to front. Half glazed door to rear garden. uPVC window to rear. Door to garage.

### FIRST FLOOR/LANDING:

Access to loft space, part boarded with light. Radiator. Airing cupboard with wall mounted gas fired boiler serving central heating and hot water, slatted shelves. Double glazed window to side. Doors to:

### BEDROOM ONE:

13' 10" x 12' 2" (4.22m x 3.71m) Radiator. uPVC double glazed window to side and uPVC double glazed box bay window to rear.



**BEDROOM TWO:**

11' 11" x 9' 11" (3.63m x 3.02m) Fitted double wardrobe with hanging rail and shelves. Wash hand basin with mixer tap and vanity unit under, tiled splashbacks, mirror and light over. uPVC window to rear,

**BEDROOM THREE:**

8' 10" x 7' (2.69m x 2.13m) Storage cupboard. Radiator. uPVC box bay window to front.

**BATHROOM:**

Coloured suite comprising: Bath with mixer tap and shower attachment, fully tiled surround. Pedestal wash hand basin, tiled splashbacks. Chrome towel rail and radiator. Shaver point. Obscure glazed uPVC window to front.

**SEPARATE W.C.:**

Low level W.C. Wash hand basin. Half tiled walls. Obscure glazed uPVC window to side aspect.

**OUTSIDE:**

**REAR GARDEN:**

Mainly laid to lawn with a wealth of mature trees and shrubs. Patio areas. Fence boundaries. Garden sheds. Access to front via side alley and gate.

**GARDEN ROOM:**

14' 2" x 9' 5" (4.32m x 2.87m) Brick built with pitched roof. Two wooden windows to rear. Single glazed wooden door to side and uPVC French doors to garden.

**FRONT GARDEN:**

Flower and shrub borders. Mature trees. Double gates leading to gravel driveway and parking for several vehicles.

**GARAGE:**

20' 4" x 10' 5" (6.2m x 3.18m) Work bench. Inspection pit. Power and light. uPVC glazed panel to rear. Concertina door to front.

**COUNCIL TAX:**

Band E

**VIEWING:**

Strictly by appointment via Marshalls 01763 247788.

**FINANCIAL ADVICE:**

Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage



DISTANCE TO STATION:

Royston	0.5m
Cambridge	13m



DISTANCE TO:

A1(M)	10.5m
M11	8.7m



DISTANCE TO SCHOOL:

Tannery Drift	0.3m
Meridian	1.3m



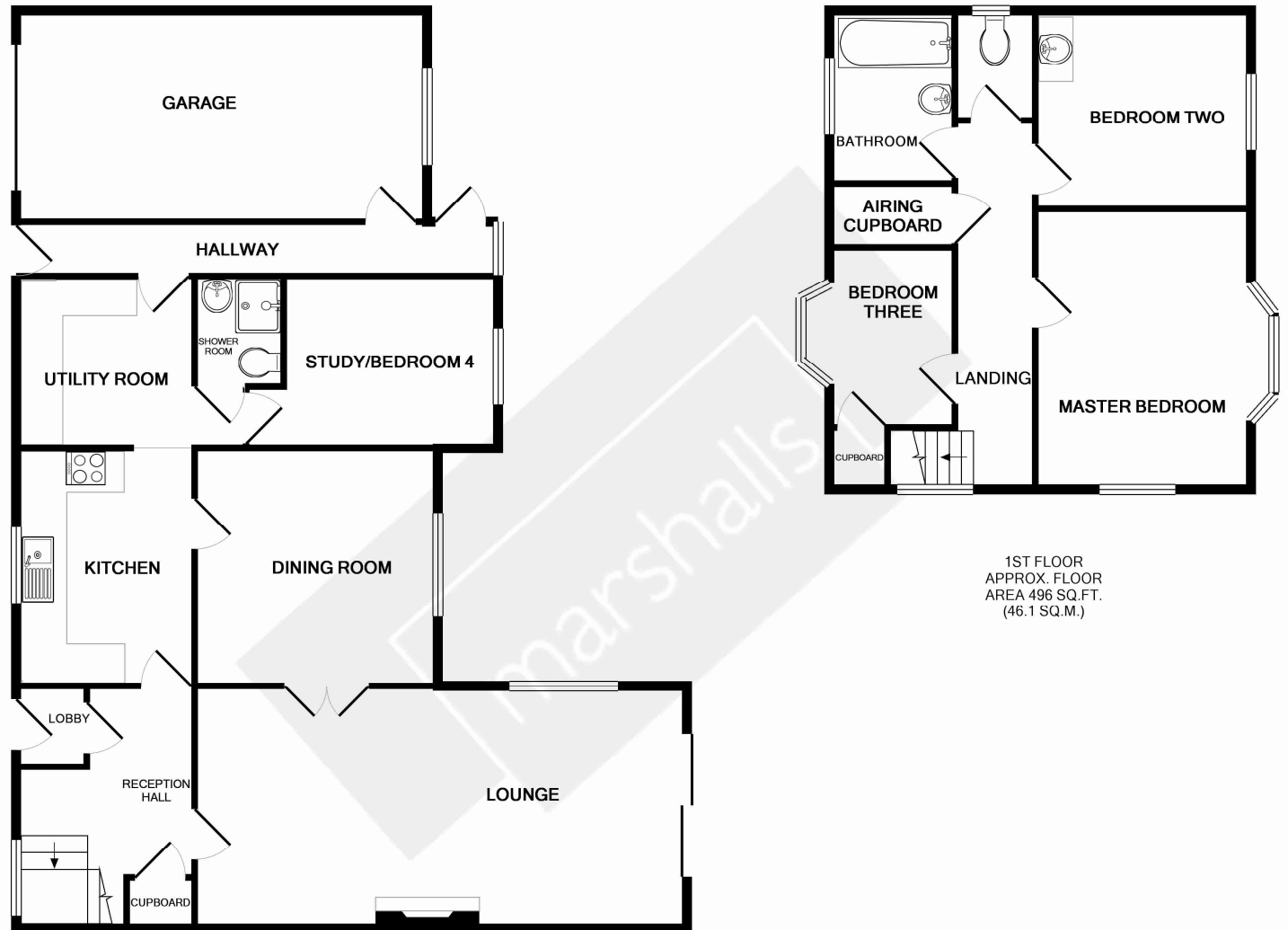
DISTANCE TO HOSPITAL:

Addenbokes Hospital	12.3m
Lister Hospital Stevenage	13.9m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1099 SQ.FT.  
(102.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Notes**

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

