

- Detached Home Surrounded By Countryside
- 1/3 Of An Acre Plot
- SEPERATE ANNEXE
- Double Garage With Inspection Pit
- Overall 3600 sq ft Of Accommodation
- 4/5 Beds In Main Residence
- En-Suite, Bathroom & Shower Room
- 4 Reception Rooms
- Very Flexible Accommodation

BARKWAY ROAD, ROYSTON, HERTFORDSHIRE

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GUIDE PRICE
£750,000

VIEWINGS ARE PERMITTED DURING NOVEMBER LOCKDOWN, CLICK FOR DETAILS. 4/5 bedroom, 4 reception room, detached home located on the outskirts of Royston with stunning countryside views & on a plot in the region of 1/3 of an acre. Benefits from an ANNEXE, double garage & sold chain free.

Royston
01763 750000

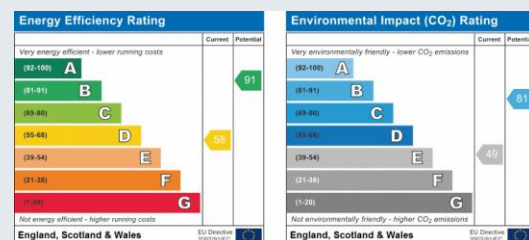
42 High Street, Royston, Hertfordshire, SG8 9AG

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General: While we endeavor 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 WE, NOR ANY OF OUR 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.



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VIEWINGS - COVID-19

VIEWINGS DURING THE NOVEMBER LOCKDOWN ARE ALLOWED TO TAKE PLACE DURING THE NOVEMBER LOCKDOWN, IN LINE WITH GOVERNMENT GUIDANCE.

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out on the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale 'Sunnymead', a superbly presented and maintained detached home located on the outskirts of the town of Royston. Situated on a generous plot in the region of a third of an acre this delightful home is surrounded by open countryside views, a perfect setting if you want to be close to amenities whilst being in a rural setting. There are many unique features to this very versatile home which we will tell you all about, so read on.

You approach the property via a gravelled driveway entrance with hedges along the roadside that create a perfect degree of privacy. The driveway provides off street parking for multiple vehicles and leads to a detached double garage with an electric door and with power and light connected. If you are a car enthusiast, either for pleasure or work, you will find an extremely useful inspection pit inside.

To the rear of the garage is an annexe, something rarely found with many properties but so often desired. This is separate from the main property and ideal if you have an elderly or young family member wanting independent living space but still close by. Alternatively, you could generate an additional rental income or perhaps you may want this space for commercial use if you work from home or have your own business and again want to be away from the main living accommodation. With the stunning views it's a perfect place to live or work! The annexe comprises of an entrance hall, lounge, dining room, kitchen, double bedroom, bathroom and off the rear you have a patio area that is private from the main gardens.

Going to the main residence, the property has been extended over the years, both to the side and above what was originally a single storey residence. The property is well presented throughout and having been regularly updated. With neutral décor throughout you can certainly move straight in and put your own stamp on it if you wish. The property currently comprises of a generous entrance hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, utility room, study, 2 bedrooms on the ground floor including a master with en-suite, family bathroom and a further two bedrooms and shower room on the first floor. However, if you want more reception rooms then you have that opportunity, or if you require more bedrooms then you can achieve this, as we say, the property is extremely versatile for any individuals or family's needs. Also of note, is the ample storage throughout the property, as well as an extremely spacious walk in loft room.

Going back outside, you will find gardens surrounding the property to all aspects, including the patio area that is in a perfect south facing position to benefit from sun all day long. Due to the size of the plot there is still ample space for further extensions or potential outbuildings if desired. There is currently a combination of lawned areas, vegetable patch and patio areas that benefit from the afternoon sun and where you can sit and admire those stunning views. Finally, a hidden gem, is an old underground air raid shelter that is quite something. With power and light connected this can be just a feature to show your friends or it could make an ideal store room or workshop for example. It's a great piece of history that the property holds.

With so much to offer we encourage anyone to come and take a look at 'Sunnymead', there's not another property like this and rarely do you find a home with so much to offer. This property is sold with the advantage of no upward chain.

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has 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. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley and Barkway which are within just a few miles of this particular

