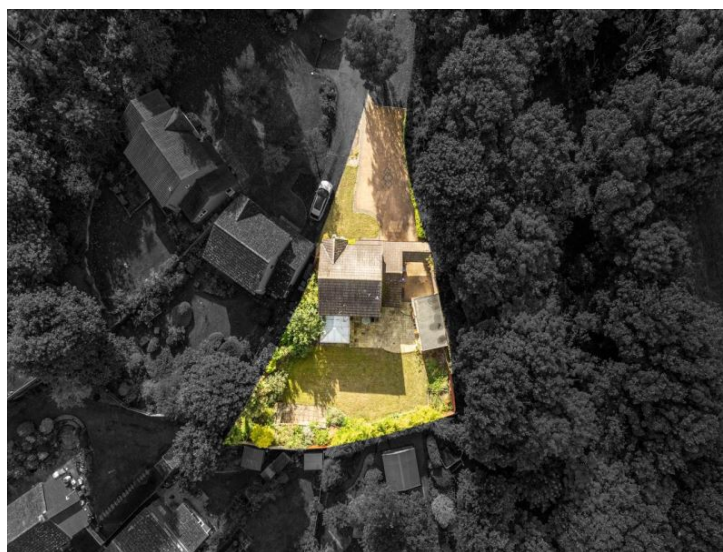




The Dell  
Hertfordshire  
SG8 9BJ





01763259888

Abode are delighted to offer to market this desirable four bedroom detached home in the historic market town of Royston, Hertfordshire. Located down a quiet cul-de-sac adjacent to the Therfield Heath Conservation Area, this family home is in an idyllic position. The property offers versatile family accommodation with four reception rooms on the ground floor, a open plan kitchen and dining area, with separate utility area. Upstairs we have three double bedrooms, and one small single bedroom, which is currently used as a dressing room. The Master bedroom benefits from an en-suite shower room, and all rooms have built in wardrobes and storage. The property further benefits from parking for four vehicles, and a separate single garage. The property is a 22 minute walk to Royston Train Station with mainline trains to Cambridge in 14 minutes and London Kings Cross in 38 minutes. The location couldn't be nicer, with the heath a minutes walk away and Royston High Street with it's weekly markets a 10 minute walk. Viewing is by prior appointment only, contact Abode today to avoid disappointment.

## About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a

### Entrance Hall:

With Stairs to first floor, doors to kitchen, lounge, WC and study.

### Kitchen: 2.28m ( 7'6" ) x 4.93m ( 16'3" )

With 5 burner gas hobs, double electric high level ovens, stainless steel sunken sink, and double glazed window to rear. The light open plan room leads to the dining area, and door to the utility room.

### Dining Room: 2.36m ( 7'9" ) x 4.74m ( 15'7" )

With double glazed windows to front and side access.

### Utility Room: 1.52m ( 5'0" ) x 2.26m ( 7'5" )

With basin and plumbing for washing machine and drier.

### WC: 1.68m ( 5'7" ) x 1.09m ( 3'7" )

With basin and frosted window to front aspect.

### Study: 2.53m ( 8'4" ) x 3.26m ( 10'9" )

With Double Glazed Bay window to front aspect, and built in storage cupboards.

### Conservatory: 3.05m ( 10'1" ) x 3.01m ( 9'11" )

Fully double glazed, with blinds, and French doors to rear patio area.

### Lounge: 4.51m ( 14'10" ) x 3.35m ( 11'0" )

With double glazed window to rear aspect and French doors to conservatory.

### Bedroom 1: 3.50m ( 11'6" ) x 3.35m ( 11'0" )

With three built in wardrobes, double glazed window to front aspect and door to en-suite shower room.

### En-suite: 1.56m ( 5'2" ) x 1.41m ( 4'8" )

A three piece suite comprising of Shower, WC and basin with vanity beneath. The room has a frosted window to side aspect for natural light and stainless steel towel rail.

### Bedroom 2: 2.64m ( 8'8" ) x 4.32m ( 14'3" )

With built in wardrobe and double glazed window to front aspect.

### Bedroom 3: 2.66m ( 8'9" ) x 3.18m ( 10'6" )

With large built in wardrobe and drawer unit, double glazed window to rear aspect.

### Bedroom 4: 2.29m ( 7'7" ) x 2.05m ( 6'9" )

With built in cupboard and draw unit, double glazed window to rear aspect.

### Bathroom: 2.47m ( 8'2" ) x 2.24m ( 7'5" )

A three piece suite, comprising of bath with shower above, WC and basin with large vanity unit beneath. The room benefits from a double glazed window to rear aspect and cupboard.

### Outside:

The property benefits from a large parking area suitable for four vehicles, there is a further gated area for another car and a detached garage. The rear garden is extremely private and is adjacent to the tree boundary leading to open countryside and the Therfield Heath conservation area. The plot extends to approximately 0.2 acres in total.



Approximate Gross Internal Area  
 123.51 sq m / 1329.45 sq ft  
 (Excludes Garage)  
 Garage Area : 13.91 sq m / 149.72 sq ft

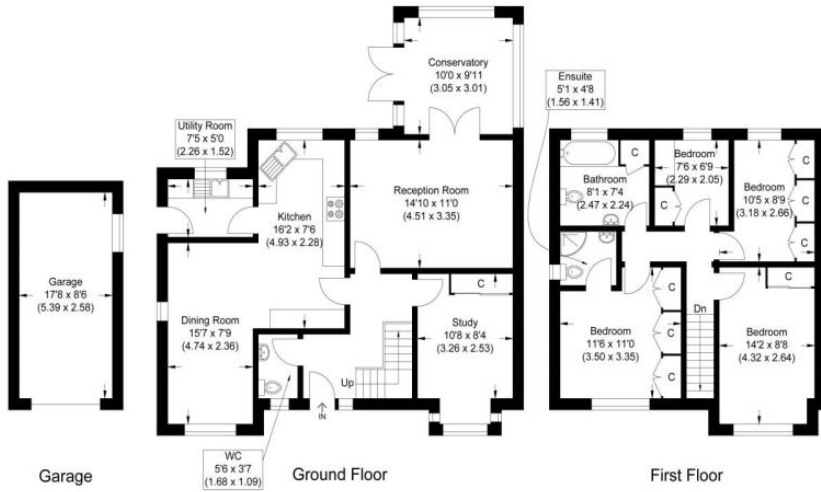


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	