Shaftesbury Way

SG8 9DE

abode

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Shaftesbury Way, Royston, Hertfordshire, SG8 9DE

£375,000 Freehold

Abode are delighted to offer to market this well-presented three-bedroom family home, situated in a popular residential location within easy reach of Royston's High Street, schools and transport links.

The property offers well-balanced accommodation throughout, making it an ideal purchase for growing families and commuters.

Entering the property, the welcoming entrance hall provides access to the principal living accommodation. The generous dining room enjoys excellent natural light and offers a comfortable space for relaxing and entertaining. To the rear, the lounge area overlooks the garden and provides direct access outside, creating an ideal setting for family meals and social gatherings. The kitchen is well-appointed with a range of wall and base units, offering ample storage and workspace.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom serving all bedrooms.

Hallway: 1.06m (3'6") x 1.91m (6'4")
With storage cupboard and door to dining area.

Dining area: 2.69m (8'10") x 4.00m (13'2")
With window to front aspect, wood flooring, open plan to lounge area, stairs to first floor and door to Kitchen.

Living area: 2.90m (9'7") x 5.36m (17'8")
French doors to the rear garden creating a light and airy room. Open plan to dining area and stairs to first floor.

Kitchen : 2.00m (6'7") x 3.20m (10'6")
Complete with white composite double basin, integrated fridge freezer, dishwasher and washing machine. Electric oven and ceramic hobs with stainless steel splash back and extractor fan. Door to rear garden.

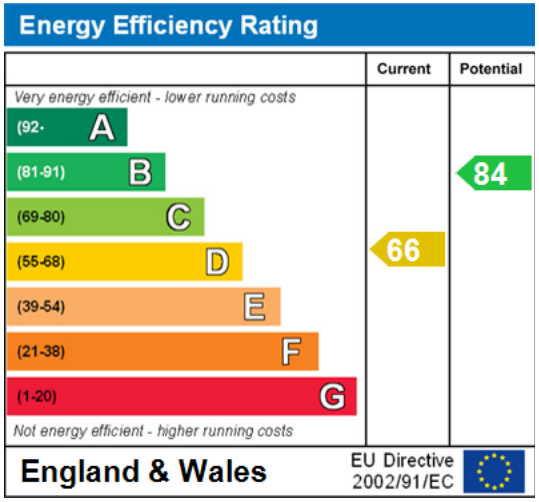
Master bedroom: 3.48m (11'6") x 4.48m (14'9")
A large double bedroom, with integrated shaker style fitted wardrobes, double glazed window to rear aspect.

Bathroom: 1.67m (5'6") x 2.66m (8'9")
A three piece suite comprising of bath with shower above, WC, and basin with vanity beneath. Finished with wall to ceiling white tiles and frosted double glazed window to rear aspect.

Bedroom 2: 2.64m (8'8") x 2.74m (9'0")
A second double bedroom, with double glazed window front aspect.

Bedroom 3: 2.16m (7'2") x 2.79m (9'2")
A single room with double glazed window to front aspect.

Garden and exterior:
The rear garden is very private, not overlooked, and generous in side with side access. A large patio runs the length of the property and is ideal for entertaining. Largely laid to lawn the garden is ideal for young families. The property further benefits from integrated garage, with manual garage door and driveway parking for one vehicle.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92- A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
84
England & Wales
EU Directive 2002/91/EC