



Woodcock Road
Hertfordshire
SG8 7XT

abode



01763259888

Abode Town & Country are delighted to present this beautifully refurbished three-bedroom semi-detached family home, situated in the highly sought-after Twigden Estate in Royston. This property offers the ideal opportunity for a lucky buyer looking for a turn-key home, ready to move into and enjoy.

The ground floor features a spacious lounge with an elegant archway leading to the dining area and newly installed kitchen. From the dining area, patio doors open to a south-west facing rear garden, complete with decking and side access. The ground floor also includes a modernized W/C, a convenient storage cupboard, and stairs leading to the first floor.

Upstairs, you'll find a recently refurbished family bathroom, a primary bedroom overlooking the rear garden with a built-in wardrobe and an updated en-suite shower room, a generous double second bedroom, and a comfortable third bedroom.

The property further benefits from a single garage with an adjacent parking space for one vehicle. Its prime location is close to Royston Leisure Centre and within walking distance of Royston Mainline Station, offering direct links to Cambridge and London Kings Cross.

Viewing is highly recommended and by prior appointment only.

Lounge: 2.79m (9'2") x 4.22m (13'11")

A sizable and bright space with open plan archway to dining area, and double glazed window to front aspect. Door to under-stair cupboard.

Kitchen: 2.43m (8'0") x 2.79m (9'2")

A newly fitted shaker style kitchen, comprising an electric oven, with gas hobs, and stainless steel extractor fan above, butler style sink, dishwasher and fitted cupboards. Window to rear aspect.

Dining area: 2.64m (8'8") x 2.79m (9'2")

Open plan to lounge, French doors to rear garden.

WC:

designer fresh tiles and basin.

Bedroom 1: 3.08m (10'2") x 3.16m (10'5")

with large fitted wardrobes, double glazed window to rear aspect and door to ensuite shower room.

Bedroom 2: 2.75m (9'1") x 3.02m (9'11")

With double glazed window to front aspect

Bedroom 3: 2.14m (7'1") x 2.80m (9'3")

With double glazed window to front aspect

Bathroom: 1.07m (3'7") x 1.99m (6'7")

A newly fitted 3 Piece suite comprising WC, basin with vanity beneath, and bath tub with shower above. Frosted window to rear aspect and stain steel heated towel rail.

Ensuite:

comprising of shower, basin and WC.

Outside:

The private rear garden is South West facing and gets great afternoon sun, it benefits from mature borders and side access to the front. There is a private garage to the front of the property with electrical supply and lighting.



Total area: approx. 78.6 sq. metres (845.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	