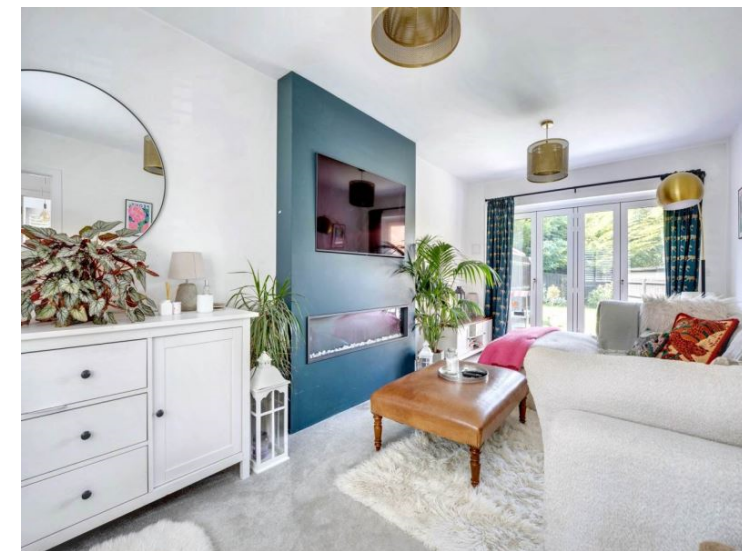




Tavern close  
Hertfordshire  
SG8 9GE





01763259888

Abode are delighted to offer this 4 double bedroom exquisitely presented property in an exclusive development in Royston Hertfordshire. Situated on Barkway Road and nestled next to green fields these new builds give the perfect opportunity to benefit from country living whilst still having access to the amenities of Royston. The property is finished to a high standard with top rated appliances, fixtures and fittings throughout, the property further benefits from bi folding doors to the lounge and en suite to the master bedroom. Royston is a bustling market town with mainline trains to London Kings Cross in 38 minutes and Cambridge in 13 minutes, with a wide variety of countryside pursuits, several schools Ofsted rated good or outstanding, two local golf courses, four gymnasiums and a plethora of restaurants and bars. Viewing is via prior appointment only.

## 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 population of around 17,400, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

### **Kitchen/Diner: 2.94m ( 9'8") x 5.83m ( 19'2")**

This property offers a delightfully spacious open plan kitchen dining space. Tastefully appointed, the kitchen comes with built in Bosch Oven, induction hobs, dishwasher, and Zanussi washing machine and fridge freezer appliances. Windows to front, rear and side aspect create a light and airy space.

### **Living room: 3.07m ( 10'1") x 5.82m ( 19'2")**

A spacious lounge with window to front aspect, bi folding doors to rear patio and garden, media wall with integrated electric fireplace, plug points include USB fittings, CAT 4 wiring and TV points.

### **Utility room: 2.03m ( 6'8") x 1.57m ( 5'2")**

This property comes with a utility room for you to store your washing appliances out of sight, so you can enjoy the space in your Kitchen.

### **WC: 1.83m ( 6'1") x 0.93m ( 3'1")**

Tiled with corner basin.

### **Master bedroom: 3.60m ( 11'10") x 6.47m ( 21'3")**

With window to front aspect and door to en suite shower room, four double fitted wardrobes for ample storage, wiring for TV points and CAT 4 cable points.

### **En suite : 1.93m ( 6'4") x 3.28m ( 10'10")**

A luxurious four piece suite comprising of bath, shower, WC, and basin with vanity beneath. The room is finished with floor to ceiling tiles and a stainless steel heated towel rail.

### **Bedroom 2: 2.94m ( 9'8") x 5.86m ( 19'3")**

With double glazed windows to both front and rear aspect for a light bedroom space.

### **Bedroom 3: 3.80m ( 12'6") x 4.14m ( 13'7")**

Currently utilised as office space, with double glazed windows to side aspect and Velux window.

### **Bedroom 4: 4.15m ( 13'8") x 6.57m ( 21'7")**

a very generous bedroom size, with vaulted ceilings and two Velux windows.

### **Up stairs hallway:**

With doors to cupboard, and bedrooms 3 and 4, Velux window providing light.

### **Bathroom: 1.93m ( 6'4") x 3.07m ( 10'1")**

A light and crisp four piece suite comprising of bath, shower, WC, and basin with vanity beneath. the room is finished with floor to ceiling tiles and heated stainless steel towel rails.

### **Outside and Garden:**

The rear garden has been landscaped with a generous patio running the length of the house, leading to an open lawn area with mature boarders. The property benefits from sheltered parking for two vehicles and additional parking to front for two more cars.

Approximate Gross Internal Area  
162.80 sq m / 1752.36 sq ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		93
(92- A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	