



Gower Road
Hertfordshire
SG8 5DU

abode



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Abode are delighted to offer to the market this versatile two-bedroom Victorian home, situated on a sought-after road in Royston, Hertfordshire. Conveniently positioned within a short walk of the mainline railway station and Royston town centre, the property is ideally suited to families and commuters alike.

Extended and thoughtfully renovated, this attractive terraced home combines period character with luxurious modern living. The ground floor features a well-appointed Shaker-style kitchen with quartz worktops, open plan to the dining room, and a generously proportioned lounge with French doors opening onto the rear garden.

The first floor comprises the principal bedroom and a beautifully finished four-piece family bathroom. A spacious second double bedroom with fitted wardrobes is located on the basement level, while the second floor provides a bright and versatile home office with useful eaves storage.

Entrance Hall:

With doors to ground floor WC and Kitchen

Kitchen: 3.45m (11'4") x 2.59m (8'6")

A fully fitted Shaker-style kitchen featuring quartz worktops, a gas hob with a stainless steel extractor above, an electric oven, under-counter fridge and freezer, and a stainless steel sink. A double-glazed window with fitted blinds overlooks the front aspect. The kitchen is open plan to the dining room.

Dining Room: 3.81m (12'6") x 3.07m (10'1")

The heart of the home, with open access to the kitchen, glazed French doors leading into the lounge, and a striking spiral staircase providing access to both the basement and first floor.

Lounge: 3.73m (12'3") x 5.56m (18'3")

A generously proportioned lounge featuring a fireplace with an attractive mantelpiece, decorative coving, and large double-glazed French doors opening onto the rear garden, allowing natural light to flood this inviting space.

Principle Bedroom: 3.50m (11'6") x 3.78m (12'5")

A generous double bedroom with double glazed window to front aspect.

Bathroom: 2.97m (9'9") x 3.78m (12'5")

A luxurious bathroom suite comprising a large contemporary bath, a separate shower enclosure with rainfall showerhead, a wall-hung WC, and a wash basin with a mirrored vanity cabinet above. Further benefits include

additional storage, a large stainless steel heated towel rail, and a rear-facing, frosted double-glazed window, creating a bright and relaxing space.

Bedroom 2: 2.51m (8'3") x 5.28m (17'4")

A generous double bedroom with double glazed window to front aspect and built in wardrobe.

Office: 2.94m (9'8") x 3.25m (10'8")

The second-floor office is flooded with natural light from two Velux windows and further benefits from access to useful eaves storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	