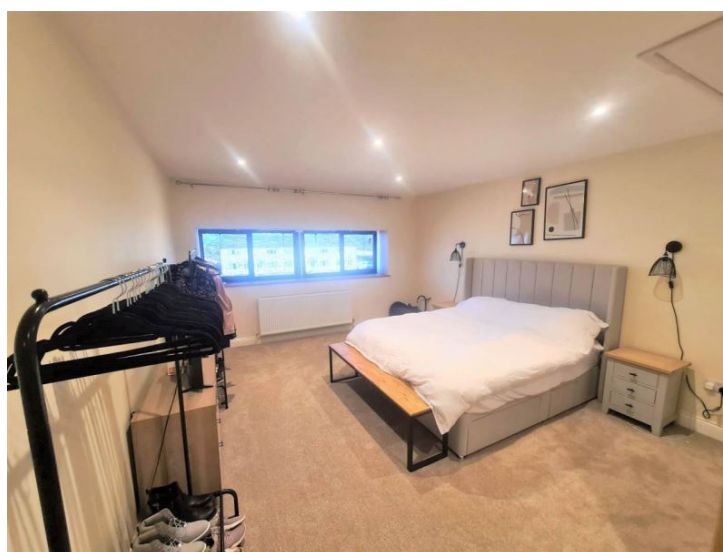
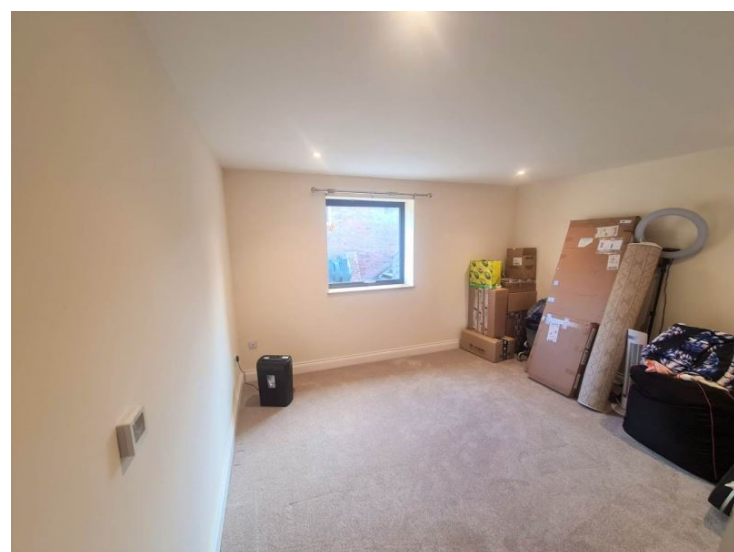




North Hall Farm
SG8 7PZ

£2,250 Monthly

abode



01763259888

Abode are delighted to offer this substantial four bedroom property on North Hall Farm for rent. The property was completed in 2020 and is finished to a high standard. Downstairs we have an open plan kitchen living and dining area, with bi-folding doors to a patio area. The living space is finished in a modern style and benefits from a light design and underfloor heating. Along an adjacent corridor we have a WC, two bedrooms, a bathroom complete with four piece suite, and an additional office/fifth bedroom. Upstairs we have the master bedroom and the fourth bedroom both with ensuite. The property is located on North Hall Farm, a grain farm situated on the outskirts of Heydon and Royston, with open rolling countryside for thousands of acres the property is a walker's dream, whilst still being a short 10 minute drive to Royston train station with trains to London in 38 minutes, and all the amenities you'd expect from a thriving town. Available April 1st

Bathroom (Ground Floor) 1.83m (6'1") x 1.68m (5'7")

a three piece suite comprising of bath with shower above, WC, and basin with vanity beneath.

Bedroom 2 (Ground Floor) 4.03m (13'3") x 5.10m (16'9")

with two velux roof windows, and door to ensuite shower room.

Bedroom 3 (Ground Floor) 3.93m (12'11") x 3.45m (11'4")

With two windows to side aspect.

Bedroom 4 (Ground Floor) 4.59m (15'1") x 3.19m (10'6")

With two windows to side aspect.

Entrance Hall (Ground Floor) 3.90m (12'10") x 2.80m (9'3")

With Stairs leading to first floor and door to main living area.

Office (Ground Floor) 3.42m (11'3") x 3.46m (11'5")

With window to side aspect.

Open Plan Living Area (Ground Floor) 5.80m (19'1") x 6.79m (22'4")

Kitchen complete with washing machine, dishwasher, fridge freezer, oven and hobs with stainless steel extraction above. A breakfast island separates the kitchen area. Tri-Folding door run the length of the room and lead to a patio area, creating a light and airy environment. Underfloor heating and temperature controls complete the look and feel.

WC (Ground Floor)

and basin with vanity beneath.

Ensuite (First Floor)

A three piece suite comprising of shower, WC and basin with vanity beneath.

Ensuite (First Floor) 1.98m (6'6") x 1.58m (5'3")

A three piece suite comprising of shower, WC and basin with vanity beneath.

Master Bedroom (First Floor) 7.22m (23'9") x 4.07m (13'5")

With windows to front aspect and door to ensuite shower room.

