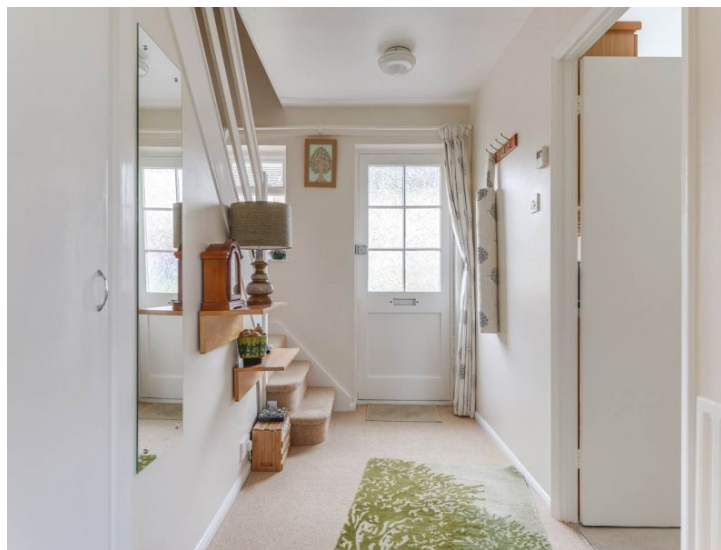




Tannery Close
Hertfordshire
SG8 5DH





01763259888

Abode are delighted to present to market this versatile family home in the Historic market town of Royston, Hertfordshire. Located in a desirable cul-de-sac, the property is ideally positioned for access to Therfield Heath conservation area, local schools, the town centre and the train station. The home is well presented throughout, downstairs we find an entrance hall with stairs to first floor, doors lead to the lounge and kitchen. The well proportioned fully fitted kitchen is well presented, but would likely benefit from modernisation, it leads to a separate utility area with downstairs WC and door to the side access, ideal for families with pets. A door leads through to a light and generous dining room with window to the garden, and opening to the large lounge with fireplace, and French doors to make the most of the secluded rear garden. The home also benefits from a large driveway, suitable for several cars to park, and a detached garage. The self contained rear garden is mature, private and laid to lawn. Don't be disappointed at missing out on this rare opportunity to purchase a family home in this desirable location, contact Abode today to arrange viewing..

About Royston

Entrance Hall:

With doors to lounge and kitchen, stairs to first floor.

Kitchen: 3.22m (10'7") x 3.16m (10'5")

A built in kitchen with stainless steel sink, single glazed windows to front aspect.

Utility Room: 3.22m (10'7") x 3.01m (9'11")

A generous utility room with washing area, stainless steel sink and single glazed window to front aspect. doors to dining room, WC and side access to the exterior. An ideal space for those with pets.

WC:

With single glazed window to front aspect and basin.

Dining Room: 3.55m (11'8") x 3.04m (10'0")

A light room with open plan access to the lounge and single glazed window to rear aspect.

Lounge: 3.62m (11'11") x 5.62m (18'6")

A large lounge with fire place, French doors leading to a patio area in the rear garden and single glazed window to rear aspect.

Bedroom 1 : 3.62m (11'11") x 3.46m (11'5")

With two built in wardrobes, a built in vanity unit with draws beneath. Single glazed window to rear aspect.

Bedroom 2: 3.23m (10'8") x 2.73m (9'0")

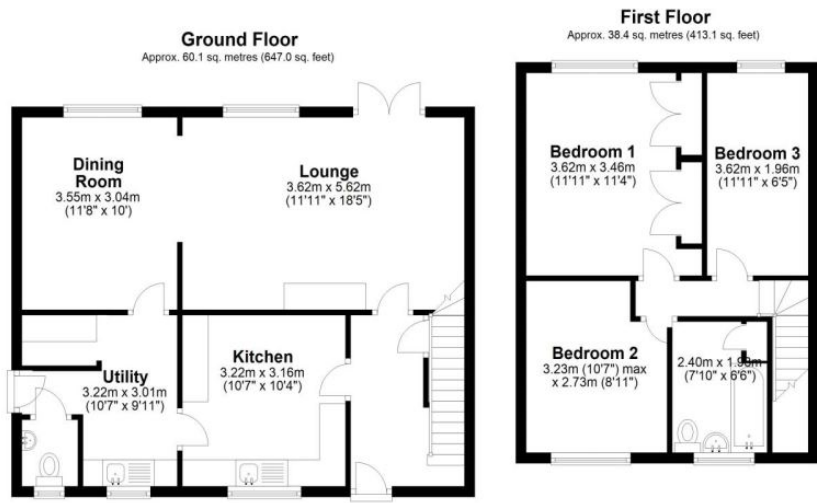
With single glazed window to front aspect.

Bedroom 3: 3.62m (11'11") x 1.96m (6'6")

A well proportioned single bedroom with single glazed window to rear aspect.

Bathroom: 2.04m (6'9") x 1.96m (6'6")

A three piece suite comprising of bath with shower above, WC and basin. There is a built in cupboard, heated towel rail and single glazed window to front aspect.



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	