



Kingsway  
Hertfordshire  
SG8 5EG





01763259888

Abode are delighted to offer to market this four bedroom link detached house in the popular market town of Royston, Hertfordshire. Offering versatile family accomodation downstairs we have an open plan kitchen/breakfast room, open plan lounge/dining room, a large conservatory, and WC. Upstairs we have three large double bedrooms, a single bedroom and family bathroom. The property benefits from a mature well proportioned garden, with fruit plants, bedding areas. and water feature pond. There is a double length garage, currently used as a workshop. The property further benefits from an extensive installation of solar panels to create an efficient family home.

## 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 16,000, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

One of the most striking features of Royston is its beautiful architecture. The town's historic buildings are a testament to its rich heritage, dating back to the Roman

### Entrance Hall:

With Stairs leading to first floor, doors to lounge and breakfast area.

### Bedroom 4:

With Double glazed window to front aspect.

### Kitchen/Breakfast Room:

With two double glazed windows to front aspect, fitted kitchen with stainless steel basin, and integrated fridge freezer. Open plan to breakfast area, with door to the conservatory.

### Conservatory:

windows and French doors leading to rear garden and patio area. Sliding door to dining area.

### WC:

with basin and frosted double glazed window to rear aspect.

### Lounge/Dining Room:

A large light space with three double glazed windows to side aspect, double glazed window to front aspect and an fireplace.

### Bedroom 1:

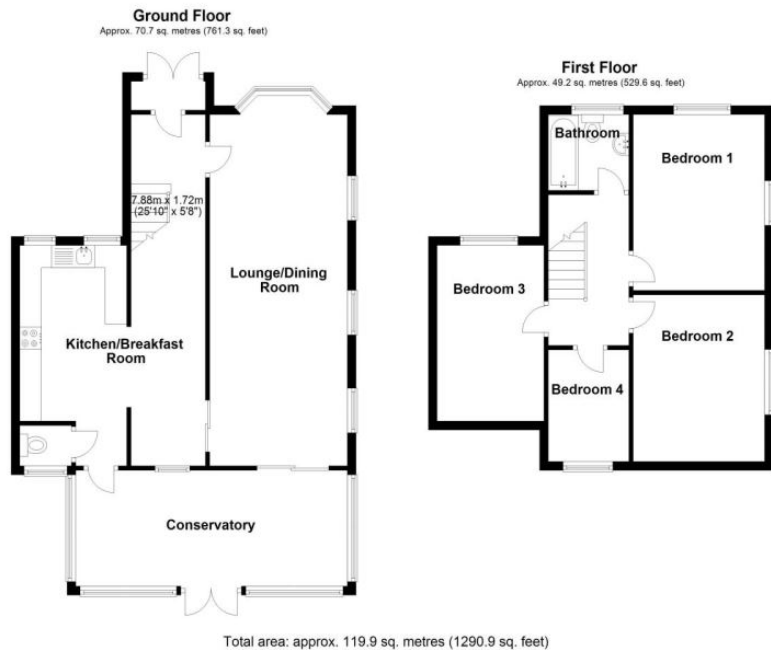
With Double Glazed Window to front aspect.

### Bedroom 2:

With fitted double wardrobe, double glazed window to rear aspect.

### Bedroom 3:

With Double Glazed Window to rear aspect



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