



Lingfield Road
Hertfordshire
SG8 9JB

abode



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Abode are delighted to offer to market this 3 bedroom family home in the historic market town of Royston Hertfordshire. Located on the popular Valley Rise on The Ridings development this home comprises of an entrance porch and hallway, leading to a large open plan lounge and dining area, with patio doors to the mature private rear garden, and a fitted kitchen. Upstairs we find two double bedrooms, one single bedroom and a well appointed family bathroom. The property further benefits from off road parking and a garage.. The home is offered Chain Free and is an excellent opportunity to put your mark on a home and create a truly lovely family home, so please contact Abode today for viewing.

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 Porch: 1.40m (4'8") x 2.16m (7'2")

With double glazed window to front aspect. Door leading to Hallway.

Hallway:

With stairs to first floor and door to lounge.

Lounge/Diner: 3.90m (12'10") x 4.94m (16'3")

Double glazed window to front aspect, sliding patio doors to rear garden, internal doors to hallway and kitchen. Fireplace with back boiler.

Kitchen: 2.69m (8'10") x 2.35m (7'9")

With electric hobs and oven, double glazed window to rear aspect. Door to side aspect.

Master bedroom: 2.79m (9'2") x 4.03m (13'3")

With double glazed window to rear aspect.

Bedroom 2: 2.49m (8'3") x 2.79m (9'2")

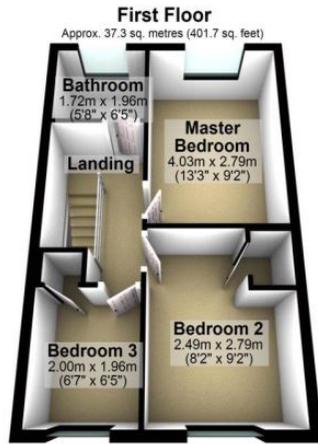
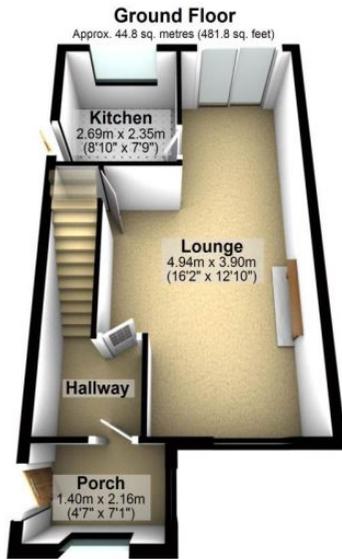
With double glazed window to front aspect and built in wardrobe.

Bedroom 3: 1.96m (6'6") x 2.00m (6'7")

With window double glazed window to front aspect and built in wardrobe.

Bathroom: 2.69m (8'10") x 2.35m (7'9")

A three piece suite, comprising of bath with shower above, basin with vanity unit and WC. Frosted window to rear aspect.



Total area: approx. 82.1 sq. metres (883.4 sq. feet)



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |