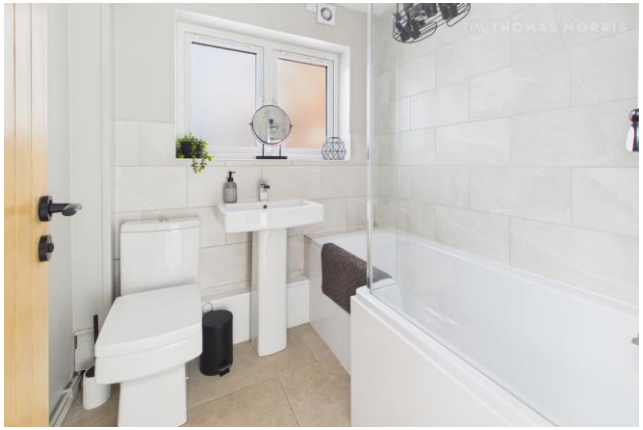


60 Icknield Walk, Royston, SG8 7LJ

THOMAS MORRIS







Guide Price: £325,000-£340,000

Freehold

Icknield Walk, Royston, SG8 7LJ

- Beautifully Presented Semi-Detached Home
- Two Double Bedrooms
- Upstairs Shower Room & Downstairs Bathroom
- 15ft Living Room
- Well-Fitted Kitchen with Breakfast Bar
- Additional Utility Room
- Driveway for Multiple Vehicles
- 0.6-Mile Walk to Royston Town Centre
- Freehold
- EPC - 64/D

Situated on the popular Icknield Walk, this fantastic property is presented in excellent condition throughout and offers buyers the opportunity to move straight in with minimal fuss.

Upon entering, the welcoming central hallway provides access to the principal living accommodation. The impressive 15ft living room offers a generous and versatile space for relaxing and entertaining, while the spacious, well-fitted kitchen benefits from ample worktop space, plenty of storage and a useful breakfast bar.

A separate utility room provides additional storage and space for housing white goods, while the ground floor is completed by a stylish, well-appointed three-piece bathroom suite.

Upstairs, the central landing leads to two spacious double bedrooms. The second bedroom is currently utilised as a home office, demonstrating the flexibility of the accommodation and making this an excellent choice for those working from home. An additional shower room serves the first floor.

Accommodation

Entrance Hall *4'10" x 5'10" (1.47m x 1.78m)*.
Living Room *15'2" x 9'5" (4.62m x 2.87m)*.
Kitchen *8'5" x 11'5" (2.57m x 3.48m)*.
Utility Room *10'4" x 5'6" (3.15m x 1.68m)*.
Bathroom *6'4" x 5'7" (1.93m x 1.7m)*.

Landing *5'11" x 2'10" (1.8m x 0.86m)*.
Bedroom *15' x 9'4" (4.57m x 2.84m)*.
Bedroom *8'11" x 8'7" (2.72m x 2.62m)*.
Shower Room *5'10" x 5'5" (1.78m x 1.65m)*.

Driveway
Rear Garden

Freehold
North Hertfordshire District Council
Council Tax Band - "C"
EPC - 64/D









Further Information

Externally, the property continues to impress. To the front is a driveway providing parking for multiple vehicles, while the good-sized rear garden features a combination of lawn, patio and attractive flower beds, creating an ideal space for outdoor dining, entertaining or simply relaxing.

The location is a particular highlight. Royston Town Centre is approximately 0.6 miles away, providing an excellent range of shops, cafés, restaurants and everyday amenities. Royston Train Station is approximately 1.0 mile away, offering fast and convenient rail connections towards both London and Cambridge. The property also falls within catchment for the highly regarded Icknield Walk First School, rated Outstanding by Ofsted.

With its excellent condition, spacious accommodation, off-road parking, good-sized garden and superb location, this property represents an outstanding opportunity for first-time buyers, commuters or investors.

Viewing is highly recommended to fully appreciate the quality, space and location this home has to offer.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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