

Perry Drive

Royston,
Hertfordshire, SG8 7HR
£395,000

country properties

Offered with the reassurance of a complete onward chain, this impressive family home combines stylish, move-in-ready accommodation with an enviable location close to excellent primary and secondary schools, the High Street and Train Station.

From the moment you step inside, the welcoming entrance hallway sets the tone for what follows. The ground floor features a convenient downstairs WC, a beautifully presented reception room and an impressive open-plan kitchen/diner, stretching across the rear of the property and creating the perfect space for both everyday family life and entertaining. Large windows overlook the west-facing garden, flooding the space with natural light and creating a wonderful connection with the outdoors.

The generous rear garden is complemented by a fantastic garden pod, offering exceptional versatility and providing the ideal space for a home office, gym, studio or additional entertaining area.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a stylish family bathroom, complete with a luxurious four-piece suite.

Offering the perfect blend of space, style, practicality and location, this is a genuine turnkey home that is ready for its new owners to simply move in and enjoy.

Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- Complete chain
- Three Bedrooms
- Garden Pod
- Four Piece Family Bathroom
- Beautifully presented Throughout
- Short Walk to High Street & Train Station
- Close to Schools
- Large Driveway
- Freehold
- EPC Rating D













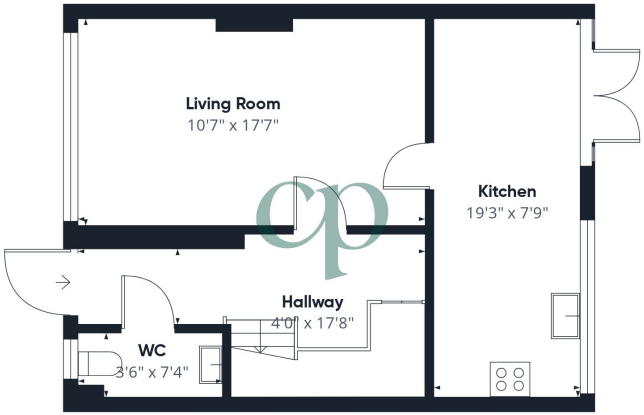

HALO



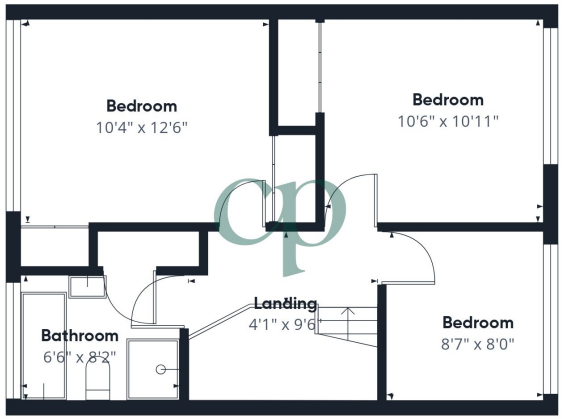





JumpPro



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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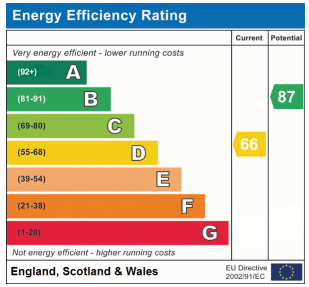
Approximate total area(1)

1046 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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