



3 Hunters Way, Royston, SG8 9HG



Asking Price: £435,000

Freehold

Hunters Way, Royston, SG8 9HG

- Stunning semi-detached home
- Three Bedrooms
- Living room with attractive fireplace
- Re-fitted Kitchen/Diner with bi-fold doors
- Re-fitted Bathroom W/Cc
- Gas central heating & uPVC Double glazed
- Beautifully landscaped rear garden
- Office room converted from Garage
- Ample off-street parking
- Freehold - EPC tbc

This stunning three-bedroom semi-detached home perfectly balances contemporary family living with functional, stylish design. Every corner of this property has been carefully upgraded, presenting a move-in ready opportunity with exceptional versatility.

Upon entering, you are welcomed into a bright and airy atmosphere that sets the tone for the rest of the home. The main living room serves as a cosy yet spacious sanctuary, anchored by an attractive focal fireplace that brings warmth and character to the room. It is the perfect setting for relaxing evenings and family gatherings alike.

To the rear of the property sits the magnificent, re-fitted kitchen and dining room. Thoughtfully redesigned for modern lifestyles, this social hub features high-quality contemporary fixtures, sleek countertops, and premium integrated appliances. The absolute highlight of this space is the installation of panoramic bi-fold doors. When retracted, they seamlessly blend the indoor dining space with the outdoor terrace, creating an exceptional environment for entertaining and al fresco dining.



Accommodation

Entrance Hall

Living Room 17'6" x 16' (5.33m x 4.88m).

Kitchen Dining Room 16'1" x 10'8" (4.9m x 3.25m).

Landing

Bedroom One 12'6" x 9'4" (3.8m x 2.84m).

Bedroom Two 8'8" x 8'5" (2.64m x 2.57m).

Bedroom Three 8'10" x 7'3" (2.7m x 2.2m).

Bathroom

Gardens to front and rear

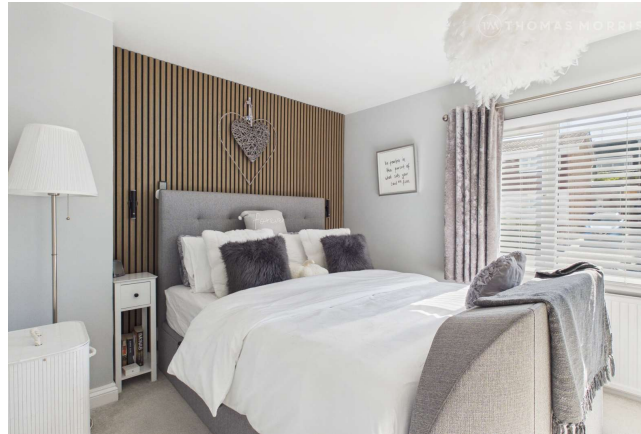
Office 9'7" x 7'5" (2.92m x 2.26m).

Freehold

North Hertfordshire District Council

Council Tax Band - "D"

EPC - TBC



Further Information

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering ample space for storage and personalized layouts. Serving these bedrooms is a luxuriously re-fitted family bathroom, complete with a modern WC and an elegant suite finished with stylish tiling.

The home features complete peace of mind when it comes to infrastructure, boasting an updated gas central heating system and high-efficiency uPVC double glazing throughout, ensuring a warm, energy-efficient, and quiet living environment year-round.

The rear garden has been beautifully landscaped to offer a superb mix of a manicured lawn, a paved patio terrace for seating, and neat borders. It is a private oasis designed for both relaxation and safe play. A standout feature of this property is the professionally converted garage, which now serves as a fully functional home office. Quietly detached from the main living areas, it provides the ultimate setup for remote work, a hobby studio, or a gym. To the front and side, a generous driveway provides ample off-street parking for multiple vehicles, eliminating any parking stress.

Situated on the ever-popular Ridings development, ideal walking distance of Town centre facilities and schools. Overall, in combining an ultra-modern kitchen/diner, dedicated homeworking space, and pristine presentation, this property is a rare find layout perfectly tailored to the modern family.

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