

45 Barkway Road, ROYSTON

Royston

Guide Price £470,000

Ensum Brown
NEIL WISE LTD



45 Barkway Road

ROYSTON, Royston

Extended and refurbished three-bedroom Victorian home blending period character with a modern kitchen and shutters, walkable to Royston station.

- Extended And Refurbished Three-Bedroom Home
- Blend Of Victorian Character And Modern Finish
- Extended Kitchen With Bi-Fold Doors To The Garden
- Two Reception Rooms With Exposed Brick Chimney Breasts
- Plantation Shutters And Period Detailing Throughout
- Ground-Floor Shower Room And First-Floor Family Bathroom
- Landscaped Rear Garden With Indian Sandstone Patio
- Basement Providing Around 215 Sq Ft Of Additional Space
- Private Driveway Parking
- Ground Floor underfloor heating - Solar Panels with Tesla Battery storage - Electric Car Charger - External room (underneath garden) which can be used as storage/gym

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Property Insight

An end-of-terrace Victorian home that has been extended and refurbished throughout, pairing period character with a clean, contemporary finish, and positioned within walking distance of Royston's town centre and mainline station. The red-brick elevations, bay windows and plantation shutters give the property immediate kerb appeal, while inside the accommodation has been reworked to run to around 1,278 sq ft across three floors, with a rear extension housing a generous kitchen. Offered freehold and presented ready to move into, the home strikes a considered balance between original detail and modern comfort, and gains further flexibility from a basement level that lends itself to storage or a hobby space.

The entrance hall sets the tone, laid with striking black-and-white patterned floor tiles beneath a striped runner rising to the first floor. To the front, the lounge takes a bay window fitted with shutters and centres on an exposed brick chimney breast, opening through to a dining room with a second brick chimney breast, an open fireplace and fitted alcove shelving. Wood-effect flooring runs through these connected spaces, giving the ground floor an easy, sociable flow. Beyond lies the kitchen, fitted with navy shaker-style units, pale stone worktops and a herringbone-tiled splashback, with an integrated double oven, gas hob and extractor. Aluminium bi-fold doors open the room onto the rear patio, a rear lobby with fitted cupboards links back through the home, and a ground-floor shower room completes this level.





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Upstairs, the layout provides three bedrooms served by a family bathroom, the principal room to the rear with a dressing area, and the two further bedrooms carrying the same crisp, well-presented finish and shutters found throughout. Back downstairs, the basement offers around 215 sq ft of additional space, useful as a cellar, gym or workshop. Outside, the landscaped rear garden has been designed for low-maintenance family living, with an Indian sandstone patio stepping down to an area of lawn, all enclosed by timber fencing and screened for privacy. There is an additional room underneath the garden that could be used for storage/gym or workshop. To the front and side, a private driveway provides off-road parking for 2 cars. A characterful yet thoroughly updated home in one of Royston's established residential roads, well placed for schools, town and the station.

At a Glance

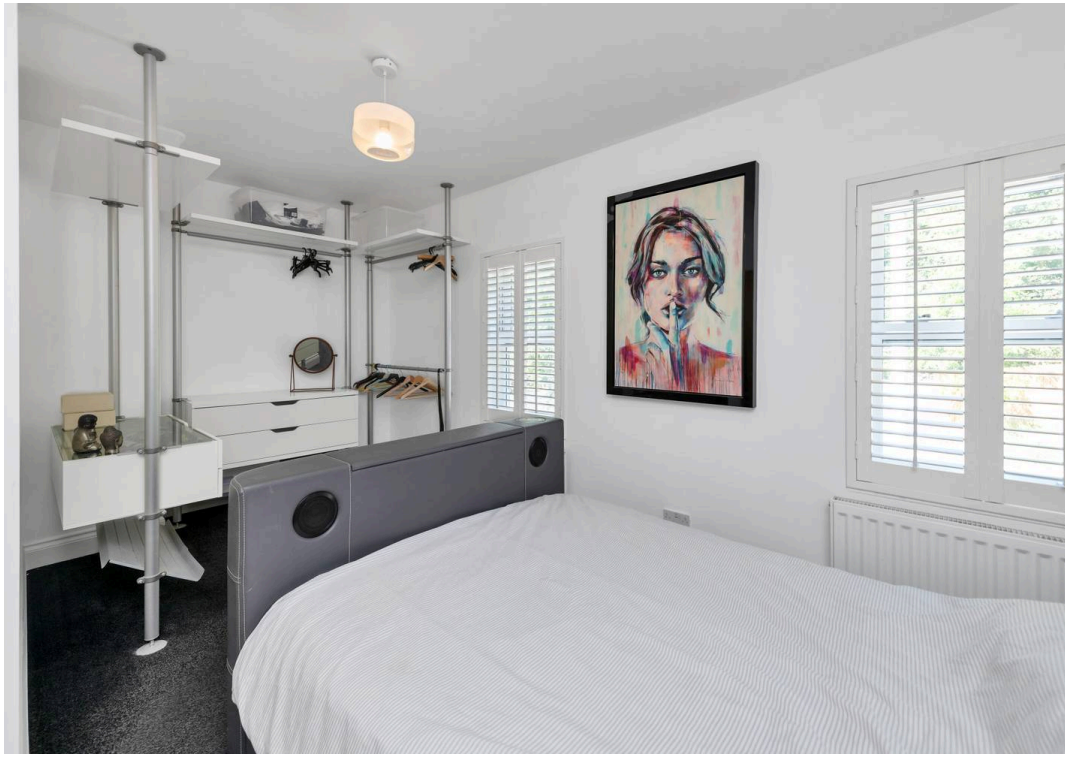
Type: End-of-terrace house, freehold
Size: Approximately 1,278 sq ft across three floors, including a basement of around 215 sq ft
Bedrooms: 3
Bathrooms: 2 — first-floor family bathroom plus ground-floor shower room
Reception Rooms: 2 — bay-fronted lounge and separate dining room, both with exposed brick chimney breasts
Kitchen: Navy shaker-style units, pale stone worktops, herringbone splashback, integrated double oven and gas hob, bi-fold doors to the garden
Outside: Landscaped rear garden with Indian sandstone patio and lawn
Parking: Private driveway for 2 cars
Station: Royston, direct to London Kings Cross from 38 minutes

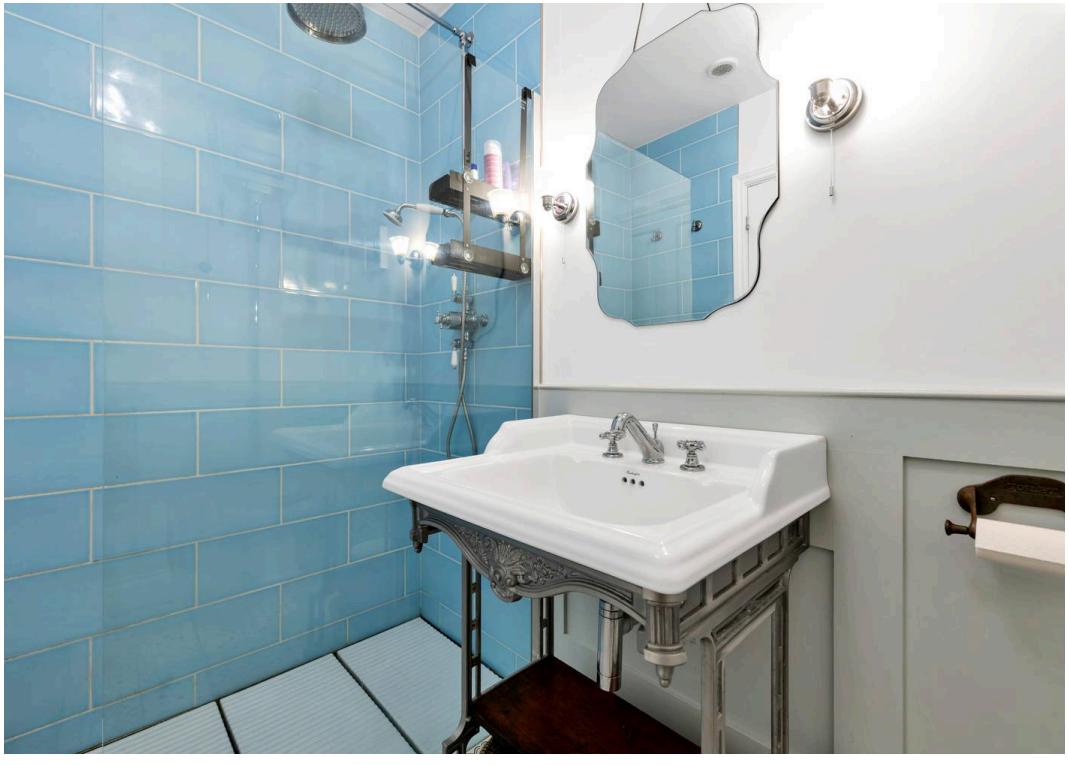
Anti-Money Laundering (AML) Checks:

In line with the Money Laundering Regulations 2017, we are legally required to carry out identity and AML checks on all buyers. A fee of £25 (inc. VAT) per buyer is payable once an offer has been formally accepted. This fee is mandatory and forms part of our regulatory compliance obligations.

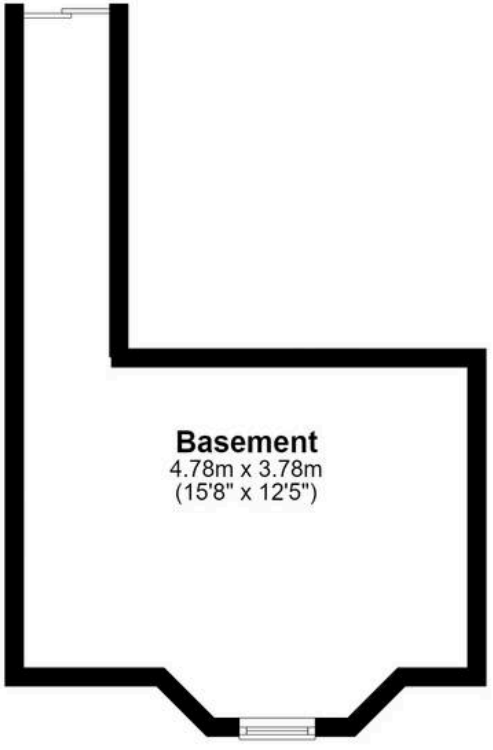




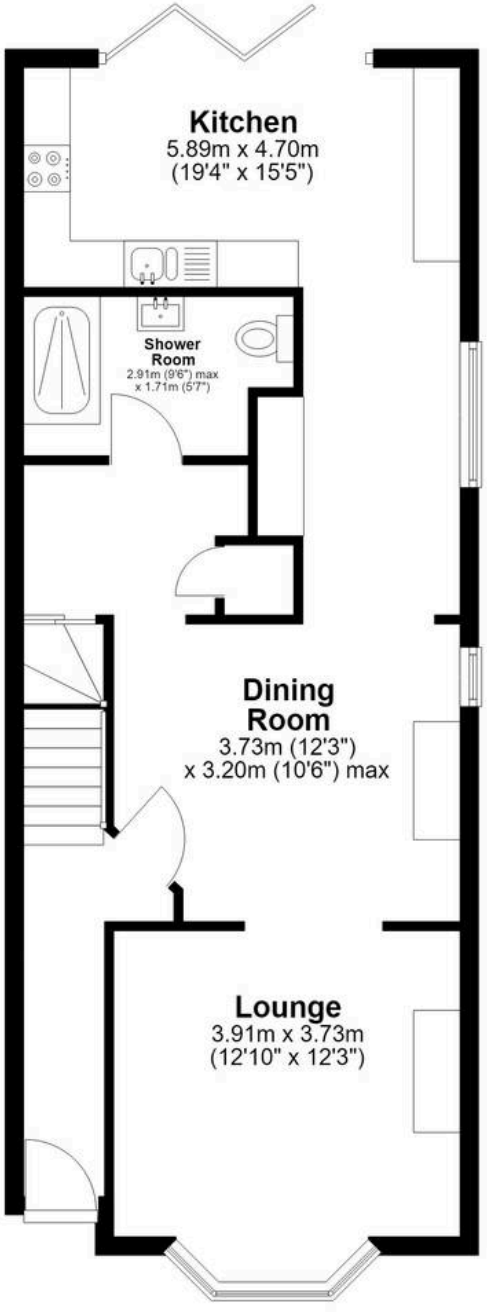




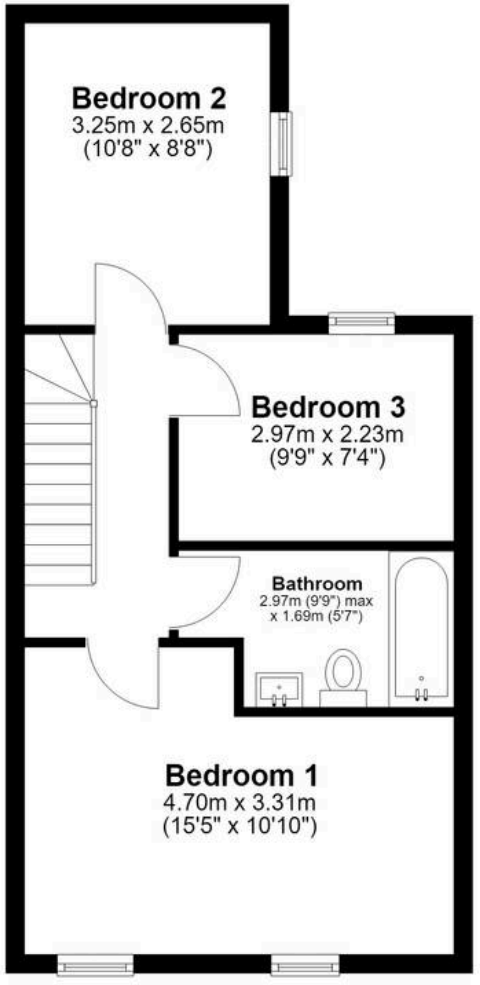
Basement
Approx. 20.0 sq. metres (215.0 sq. feet)



Ground Floor
Approx. 59.0 sq. metres (635.3 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)



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