



Newmarket Road, Royston, SG8

£365,000 Guide Price

Property Description

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Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

Property Insight

Ensum Brown are delighted to offer for sale this delightful semi-detached family home in the highly sought after market town of Royston. This well-presented property offers 3 well-proportioned bedrooms, a separate study/office, a utility room, a very generous rear garden, and the potential to extend subject to the correct planning permissions. The property is just a short walk from the town centre, its amenities, and also within walking distance of the train station.

On approach, this home offers a pleasant frontage with a tidy front garden, full of plants, shrubs and bushes, all enclosed with grey fencing. Once inside, the entrance hallway provides access to the first floor, the entire downstairs accommodation, and a WC.

The kitchen/dining room is a wonderfully bright space with double sliding doors to the rear garden, pendant lighting, a wide range of modern stone-coloured base and wall units, black worktops, under counter lighting, an integrated fridge/freezer, and space for an oven, other small appliances, and a large dining setting. The utility room is a good size with a window to a front aspect, further base units, a sink, and space for a washing machine and dishwasher. The study/office room is a very versatile space, with two windows to a dual aspect, a door to the rear garden, and room for shelving, desks, and other furniture/appliances.



The lounge enjoys lovely modern decor with double sliding doors into the conservatory, and ample space for a variety of lounge furniture. Through to the conservatory, this is a very versatile space, perfect as a children's playroom or further dining space if required.

Upstairs to the first floor, this property enjoys further well-presented and generous accommodation, with 3 nicely proportioned bedrooms, storage cupboards, and a family shower room, comprising a corner shower, tiled walls and floors, a WC, and hand wash basin.

Outside, to the rear, the garden is an incredibly good size, laid mainly to lawn with a paved patio area just outside the conservatory and kitchen, and offering a perfect spot to relax, unwind and entertain guests. Steps lead down to the lawn with beautiful flower beds on either side, full of plants, mature shrubs and bushes. There is ample room for a variety of garden furniture and children's play equipment, as well as access down to a large shed.

Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

Location - Royston

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.

The town enjoys numerous green open spaces, including the renowned

Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.

On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!

EPC Rating: D

Key Features

- ✓ Semi Detached Home
- ✓ Very Generous Garden
- ✓ Potential To Extend (stp)
- ✓ Well Presented Throughout
- ✓ 3 Reception Rooms
- ✓ Kitchen, Utility Room, Study/Laundry Room
- ✓ 3 Well Proportioned Bedrooms
- ✓ Shower Room
- ✓ Walking Distance To Town Centre & Station
- ✓ Double Glazed & Gas Radiator Heating

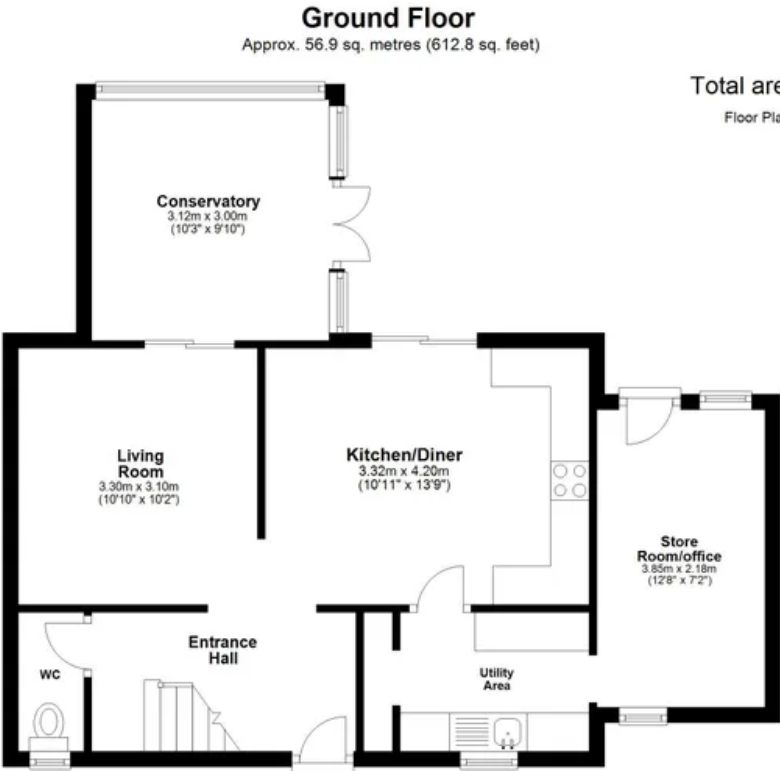












Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.



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