



Icknield Walk, Royston, SG8

£300,000 In Excess of

Property Description

NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!

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 well-proportioned terraced family home in the highly sought-after market town of Royston. This pleasant property offers an excellent modernisation opportunity and is sold with no upward chain, enjoying 3 well proportioned bedrooms, an excellently-sized rear garden, and off-road parking to the front.

On approach, this terraced property offers a pleasant and tidy frontage with driveway parking to the front, and is sold with no upward chain with excellent modernisation opportunities. Once inside, the entrance hallway provides access to the first floor via a set of carpeted stairs, and doors through to the rest of the downstairs accommodation.

The kitchen is a good-sized space with a window to a rear aspect, a range of base and wall units, laminate worktops, tiled floors and splashbacks, a hatch through to the lounge, a breakfast bar, an integrated oven and electric hob, and space for a washing machine and fridge/freezer. The dining room is a versatile space with an area for a dining table and chairs, and a corridor through to a door leading to the rear garden. The lounge is a sizeable room, with 2 windows to a dual aspect, pendant lighting, a gas fireplace, integrated shelving, carpets, and ample space for a variety of furniture.

Upstairs to the first floor, there are 3 well-proportioned bedrooms, integrated



storage, and a family bathroom comprising a bath with an overhead shower, a sink, and a separate WC.

Outside to the rear, this terraced property enjoys an excellently-sized garden, laid mainly to lawn with a pathway leading down to a paved patio area which offers a wonderful suntrap to relax and unwind. The garden is fully enclosed, enjoying many mature plants, bushes and shrubs, with a lovely outlook towards trees at the very rear.

Contact Ensum Brown today to arrange your private viewing appointment.

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!

Key Features

- ✓ Terraced Home
- ✓ Modernisation Opportunity
- ✓ Sold With No Upward Chain
- ✓ 2 Reception Rooms
- ✓ Kitchen
- ✓ 3 Well Proportioned Bedrooms
- ✓ Bathroom
- ✓ Excellent Rear Garden
- ✓ Driveway Parking To The Front
- ✓ Early Viewing Advised





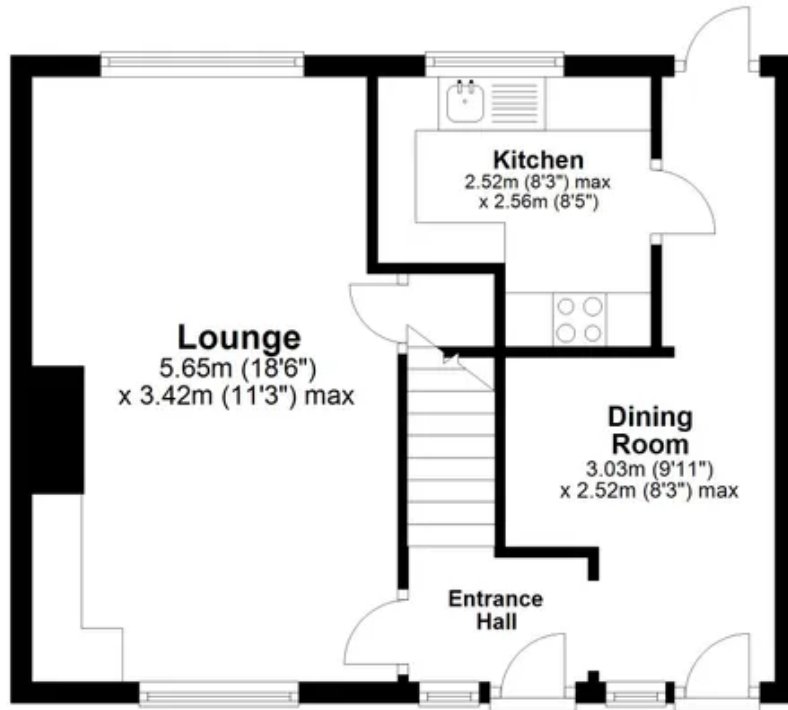




All

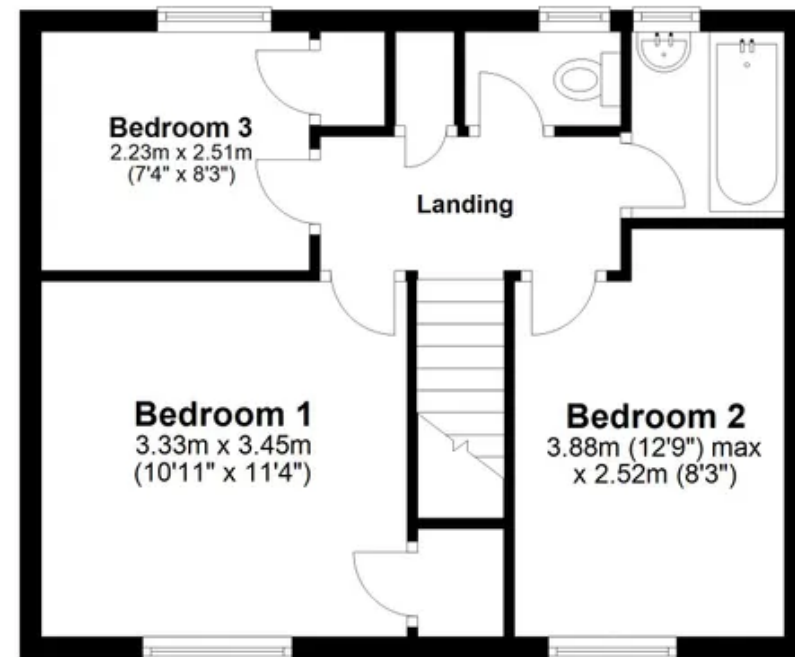
Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

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

Ensum Brown

01763 750000

royston@ensumbrown.com

