



4 Laurie Lane, Royston

Hertfordshire

Guide Price **£385,000**



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Ensum Brown are delighted to offer for sale this well-presented mid-terrace family home in # Royston. This attractive property is to be sold with no upward chain, enjoying 3 bedrooms, an en-suite to the master, a Jack & Jill family bathroom with bedroom 2, and 2 allocated parking spaces.

Council tax band: D

Tenure: Freehold



Property Insight

Ensum Brown are delighted to offer for sale this well-presented mid-terrace family home in the highly sought-after market town of Royston. This attractive property is to be sold with no upward chain, enjoying 3 bedrooms, an en-suite to the master, a Jack & Jill family bathroom with bedroom 2, air conditioning which is fantastic for those hot summer months, and 2 allocated parking spaces.

This property benefits from excellent kerb appeal, with an attractive modern frontage, front gravel garden, and 2 allocated parking spaces just by the front door. It also is to be sold with the advantage of no onward chain.

Once inside, the entrance hallway is wide and bright, with gorgeous wood flooring, neutral decor, pendant lighting, space for furniture, integrated storage, stairs to the first floor, and doors to the downstairs living accommodation, including an ideally located cloakroom with WC and hand wash basin.

The kitchen/dining room is a good size, with windows and a door to the rear, a wide range of modern shaker base and wall units, gloss floor tiles, inset spotlights, an integrated fridge/freezer, oven, gas hob, extractor hood and dishwasher, and space for a large dining setting and small kitchen appliances.

The lounge is equally a very good size, with an attractive bay window to a front aspect, beautiful laminate wood flooring, pendant lighting, and ample space for a large range of lounge, storage and family furniture.

Upstairs to the first floor, this lovely modern home continues to offer generous accommodation, with 3 well-proportioned bedrooms, and a Jack & Jill family bathroom that works as an en-suite to bedroom 2. The family bathroom is nicely decorated, comprising a bath with a shower attachment, WC, sink, storage and heated towel rail. The master bedroom is a particularly good size, benefiting from its own en-suite, with a double shower, WC, sink and heated towel rail.

Outside, to the rear, the garden is a very good size, fully enclosed by fencing and offering a lovely sunny spot to sit, relax and watch the world go by. The garden is laid mainly to lawn with a paved patio area just by the house.

- 3 Bedrooms
- Mid-Terrace House





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.

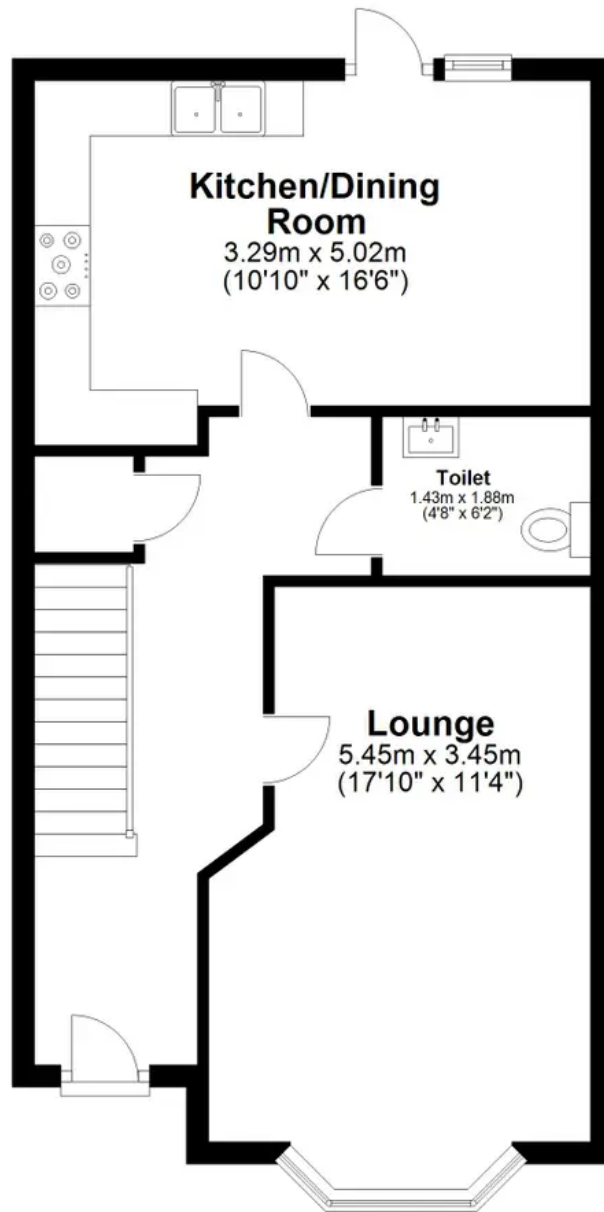
As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled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



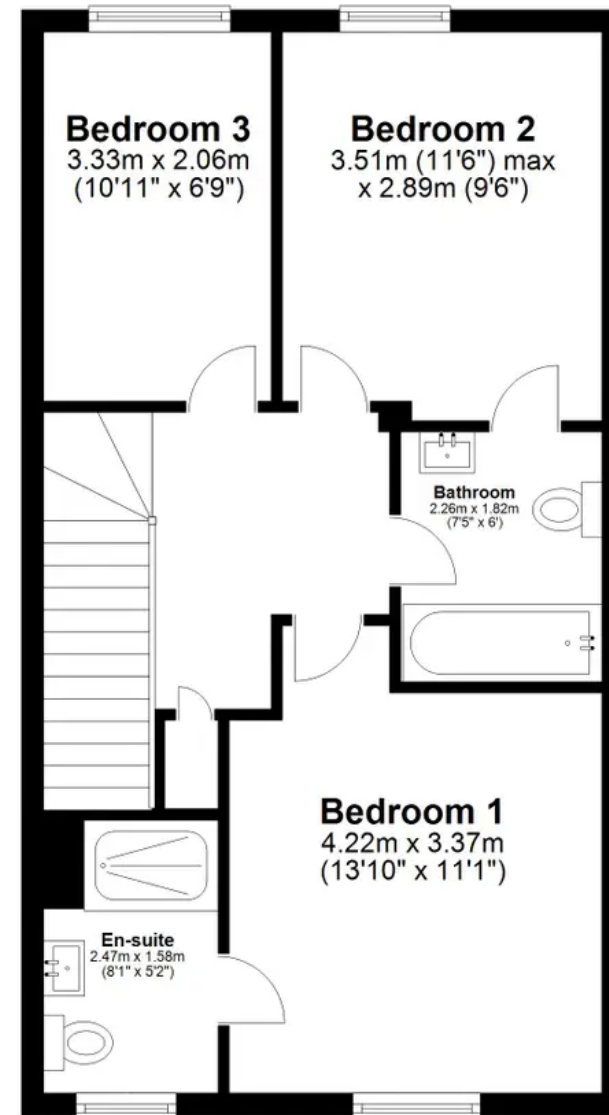
Ground Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



Total area: approx. 95.4 sq. metres (1026.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

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