



**52 Melbourn Road, Royston**  
Royston

**£425,000**





## 52 Melbourn Road

Royston, Royston

Ensum Brown offer for sale this 3-bedroom semi-detached home in Royston, with no chain, 2 reception rooms, a kitchen, a bathroom, a cellar, a private garden, a garage and parking.

- 3 Bedroom Semi-Detached Home
- Period Property
- Hugely Desirable Location
- Royston Railway Station a 10 Minute Walk Away
- Driveway and Single Garage
- Opportunity to Extend STPP
- Private Rear Garden
- 3 Spacious Bedrooms
- No Onward Chain
- 2 Reception Rooms

# 52 Melbourn Road

Royston, Royston

## Property Insight

Ensum Brown are delighted to offer for sale this 3-bedroom semi-detached family home in a desirable location in the town of Royston. This spacious property enjoys close proximity to the town centre and station and offers excellent potential to extend (STPP), with no upward chain, 2 large reception rooms, a separate kitchen, a downstairs bathroom, a large cellar, 3 well-proportioned bedrooms, a private rear garden, a single garage and driveway parking.

This semi-detached property enjoys a pleasant and well-maintained frontage, borders of plants and shrubs, side access to the rear, and plenty of space for potted plants. Upon stepping inside, the entrance hallway is welcoming and enjoys high ceilings, carpets, pendant lighting, stairs to the first floor, and access through to the downstairs living space.

The lounge is a very good size, benefiting from a lovely bay window to a front aspect, a feature fireplace, carpets, pendant lighting, and ample space for a variety of lounge and storage furniture. The formal dining room is equally very spacious, with carpets, a window to a rear aspect, pendant lighting, integrated storage, and lots of space for furniture.

The kitchen is a bright and airy space, enjoying a range of base and wall units, a window to a side aspect, laminate worktops, stairs down to the cellar space, pendant lighting, and space for an oven, washing machine and other small kitchen appliances. A door leads through to the rear garden as well as through to the downstairs bathroom, which comprises a bath, sink and hand wash basin.

Upstairs to the first floor, this spacious home continues to offer generous accommodation, with 3 well-proportioned bedrooms and good integrated storage/wardrobes.





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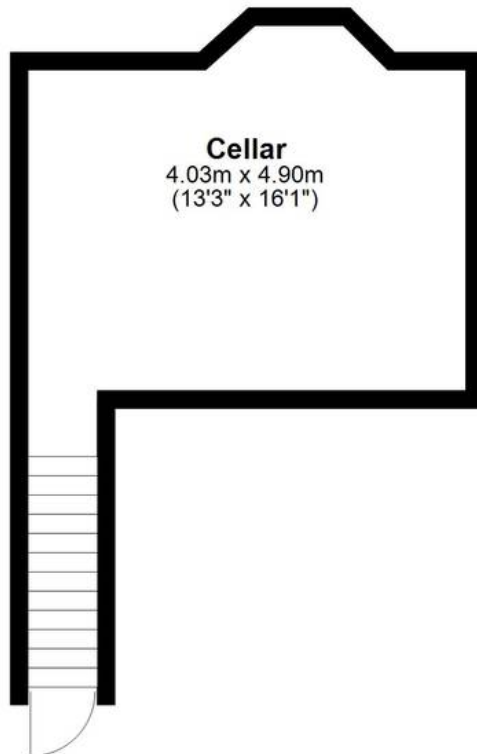
Royston, Royston

Outside, to the rear, the garden is an excellent size, fully enclosed by fencing and hedgerows and offering a wonderfully private space to sit and relax in the warmer weather. It is laid mainly to lawn and provides space for garden furniture, enjoying family meals and entertaining guests. There beautifully tended borders and beds for flowers and vegetables, access to a greenhouse, as well as lots of scope for future owners to put their own stamp on things.



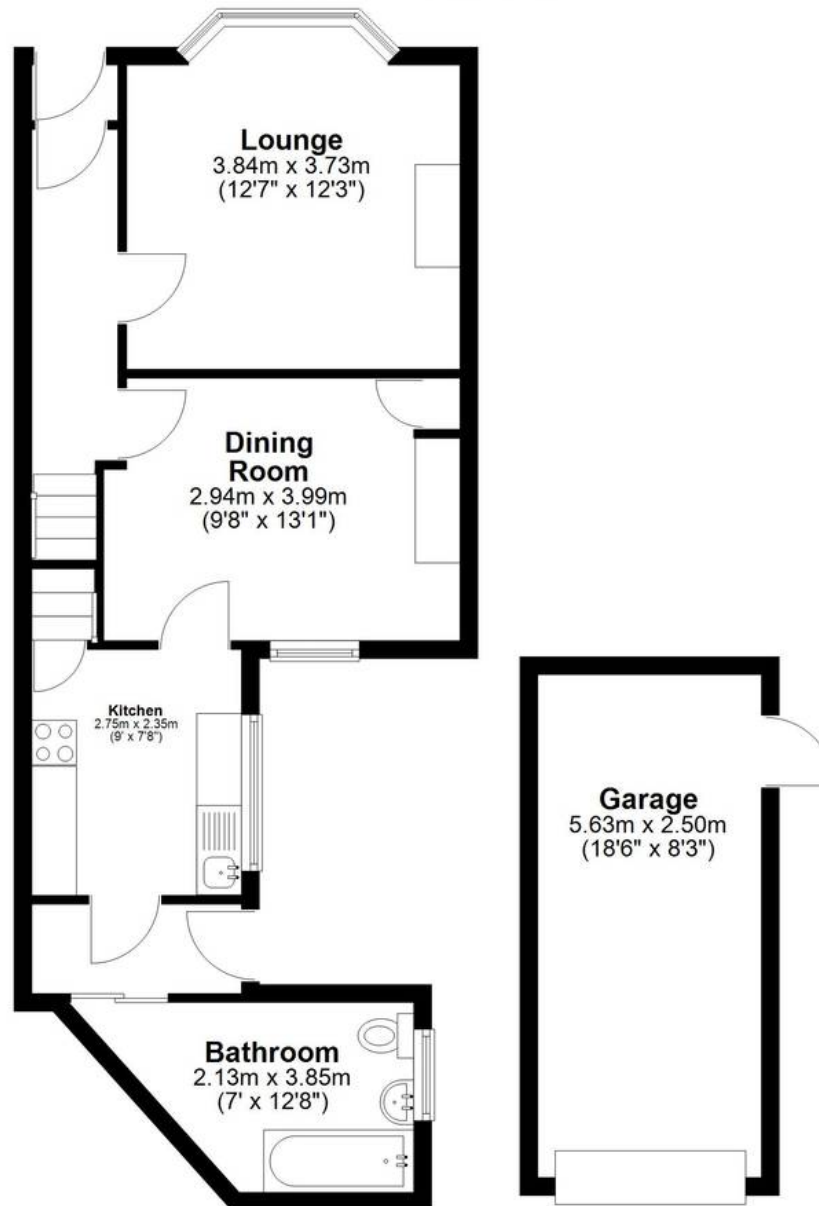
## Ground Floor

Approx. 20.9 sq. metres (225.0 sq. feet)



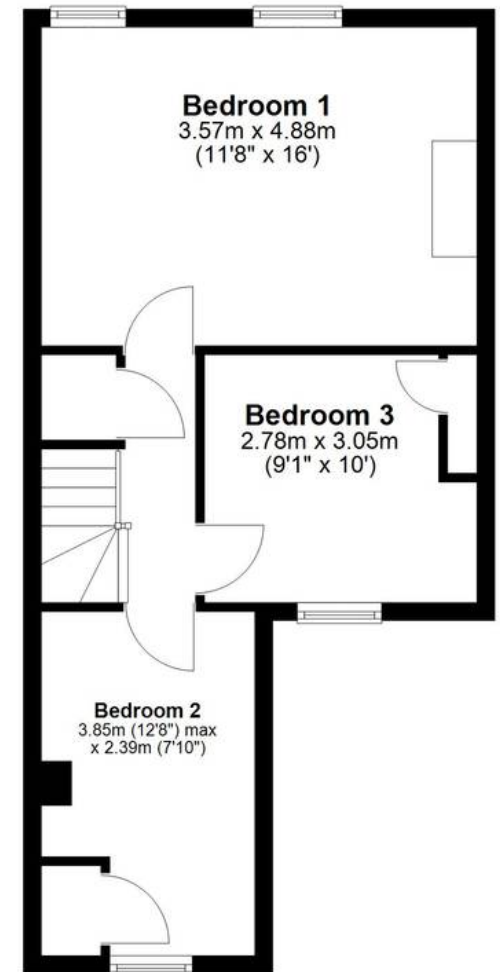
## Ground Floor

Main area: approx. 46.8 sq. metres (504.2 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.7 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Main area: Approx. 108.6 sq. metres (1169.2 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.7 sq. feet)



# Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

[royston@ensumbrown.com](mailto:royston@ensumbrown.com)

<http://ensumbrown.com>

