



3 London Road, ROYSTON

Royston

Guide Price **£545,000**





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ROYSTON, Royston

Ensum Brown offer for sale this stunning period home in Royston, which has been sympathetically updated, with 2 reception rooms, a kitchen/breakfast room, a utility, a WC, a converted basement, 3 bedrooms, 2 bathrooms, an enclosed landscaped garden, parking, and a detached barn outbuilding.

- Updated Period Cottage With Outbuilding
- Sympathetically Updated Throughout
- Stones Throw From Town Centre
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- 2 Double Bedrooms & Four Piece Bathroom
- Converted Basement With Bedroom & Bathroom
- Enclosed Landscaped Garden
- Driveway Parking To Rear

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Tenure: Freehold

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 the rare opportunity to purchase this stunning period home, just a stone's throw from Royston town centre. This beautiful property has been sympathetically updated throughout to an exceptional standard, with 2 reception rooms, a kitchen/breakfast room, a utility room, a cloakroom WC, a converted basement with a bedroom and bathroom, 2 further double bedrooms, a family bathroom with a 4-piece suite, an enclosed landscaped garden with multiple areas of interest, driveway parking to the rear - accessed from Sun Hill, and a detached barn outbuilding with opportunity for full utilisation.

This beautiful home enjoys a classically period frontage and is located in a highly sought-after location, close to excellent town centre amenities. Upon stepping inside, the entrance hallway is bright, spacious and beautifully decorated, alluding to the high standard seen throughout this lovely home. It enjoys wood flooring, pendant lighting, room for furniture, stairs up to the first floor, access through to the ground floor living space, and stairs down to a wonderful converted basement, complete with a bedroom, excellent integrated storage, and a bathroom with a bath, a WC and a hand wash basin.

The kitchen/breakfast room is very spacious and has been beautifully updated, in keeping with the original character of the house. It enjoys a window and door to a garden aspect, a range of modern shaker base and wall units, wood





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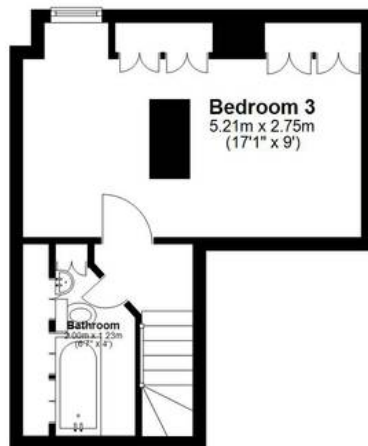
Ground Floor

Main area: approx. 57.4 sq. metres (617.3 sq. feet)
Plus outbuildings, approx. 17.7 sq. metres (190.7 sq. feet)



Basement

Approx. 25.0 sq. metres (269.4 sq. feet)



First Floor

Main area: approx. 50.3 sq. metres (541.3 sq. feet)
Plus outbuildings, approx. 19.1 sq. metres (206.0 sq. feet)



Main area: Approx. 132.7 sq. metres (1428.1 sq. feet)
Plus outbuildings, approx. 36.9 sq. metres (396.7 sq. feet)



Ensum Brown

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