



54 Layston Park, ROYSTON

Royston

Guide Price **£525,000**





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ROYSTON, Royston

A wonderful three-bedroom detached home in Royston, walking distance to town, with two reception rooms, conservatory, study, fitted kitchen, en-suite, south-facing garden, garage and driveway.

- Three Bedroom Detached Home
- Walking Distance To Town Centre
- En-Suite To Principal Bedroom
- Well Presented Throughout
- Two Reception Rooms
- Family Bathroom & Downstairs Cloakroom
- Garage & Driveway Parking
- South-Facing Rear Garden
- Well-Presented Throughout
- Conservatory Off The Kitchen & Lounge

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Property Insight

A well-presented three-bedroom detached home, positioned within walking distance of Royston town centre and mainline railway station. Finished to a lovely standard throughout, this freehold home offers flexible accommodation extending to over 1,260 sq ft, including two reception rooms, a conservatory, a study, a fitted kitchen, a downstairs cloakroom, three well-proportioned bedrooms, an en-suite to the principal bedroom, a family bathroom, a south-facing rear garden, a garage and driveway parking.

On approach, the home enjoys excellent kerb appeal, with a pretty front garden full of established cottage planting, roses and shrubs, brick steps rising to a smart sage-green composite front door, and driveway parking alongside the garage. Once inside, the entrance hallway is bright and welcoming, with herringbone wood-effect flooring, attractive feature wallpaper to the stairs, room for furniture, and doors through to the downstairs living space, including a conveniently located cloakroom with WC.

The lounge is a comfortable and relaxing space, benefiting from a feature fireplace with timber surround, neutral decor, carpets, and double French doors opening through to the conservatory, drawing in plenty of light and connecting the living space to the garden beyond. The dining room is a generous separate room, with tiled flooring and an archway through to the kitchen, offering ample space for a large dining setting and making it a great room for entertaining family and friends.





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The kitchen is a good size, with a range of white base and wall units, dark granite worktops, tiled splashbacks, an integrated oven, hob and extractor, and a window overlooking the garden. The adjoining conservatory is a charming brick-and-glass addition, with tiled flooring and French doors out to the patio, providing a lovely spot to sit and enjoy the garden throughout the warmer months. A separate study completes the ground floor, offering a versatile home office or additional reception space.

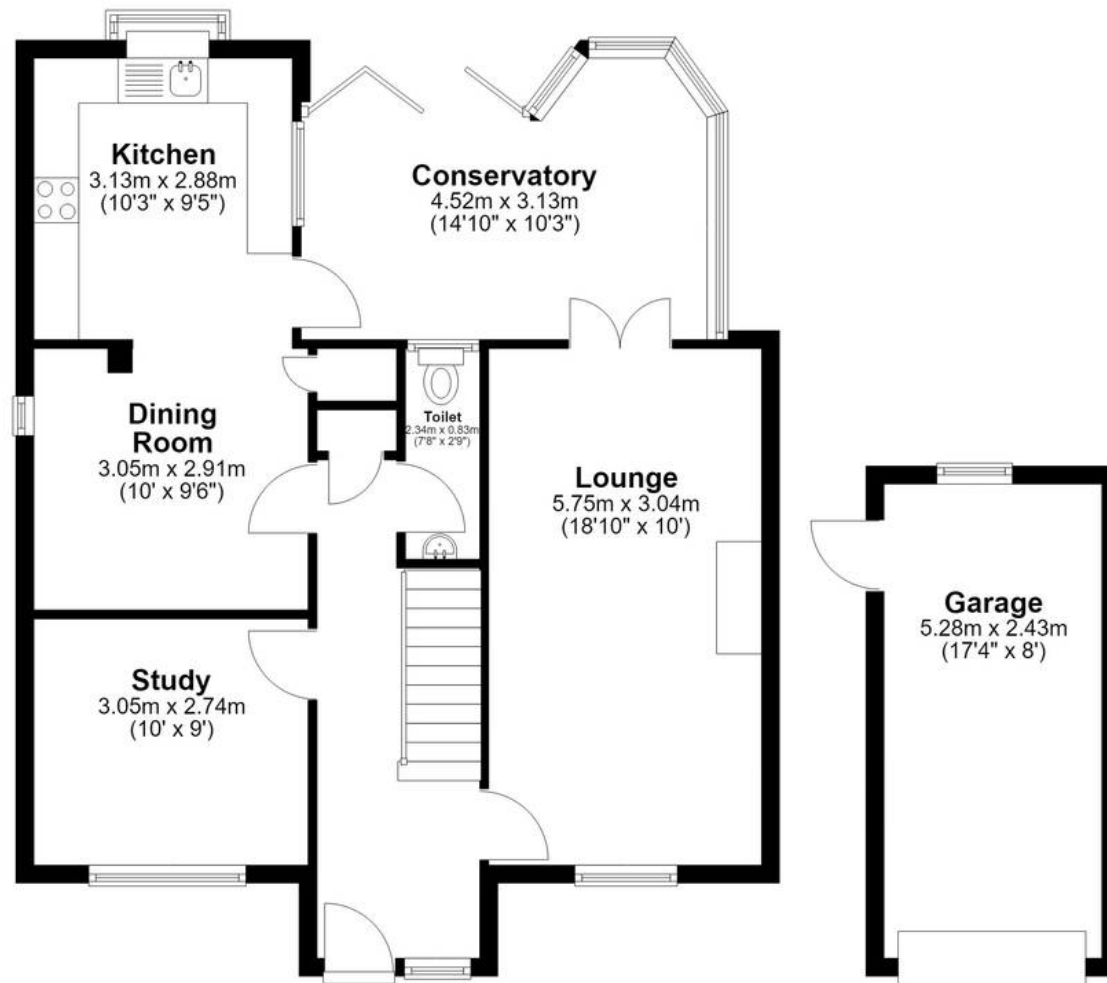
Upstairs, the property continues to offer well-proportioned accommodation. The principal bedroom is a comfortable double with fitted sliding wardrobes and a stylish en-suite, comprising a walk-in shower, a vanity wash basin, an illuminated mirror and feature tiling. There are two further bedrooms, along with a family bathroom comprising a shower enclosure, a WC, a hand wash basin and a heated towel rail.

Outside, to the rear, the south-facing garden is a real highlight, offering a sunny and private spot to relax and entertain. It is laid mainly to lawn, with a wide sandstone patio providing plenty of space for garden furniture, al fresco dining and entertaining guests. The well-tended borders are full of established roses, plants and shrubs, offering colour throughout the seasons, with access to the garage and side access back to the front.



Ground Floor

Main area: approx. 70.5 sq. metres (759.0 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.8 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Main area: Approx. 117.5 sq. metres (1264.8 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.8 sq. feet)



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