



Heath Avenue, Royston

Royston

Guide Price £465,000





Heath Avenue

Royston

Three-bed semi near Therfield Heath, Royston — lounge, dining room, conservatory, mature garden and driveway, with scope to extend and modernise.

- Council Tax band: D
- Tenure: Freehold
- No Onward Chain!
- Semi Detached Family Home in Sought After Location
- 3 Well Proportioned Bedrooms as well as 3 Reception Rooms
- Mature Enclosed Rear Garden
- A Stone's Throw to Therfield Heath!
- Excellent Potential To Update, Extend & Add Value (STPP)
- Ground Floor Bathroom With WCs To Both Floors
- Lovely Mature & Established Wild Garden
- Walking Distance to Amenities/Train Station/Schools
- Large Elegant Conservatory

6 Heath Avenue

Royston

Property Insight

Standing just a stone's throw from Therfield Heath, this three-bedroom semi-detached home occupies a convenient position in the popular town of Royston, within walking distance of both the town centre and the mainline railway station. Extending to over 1,080 sq ft, it offers generous, flexible accommodation across two floors, wrapped around a wonderfully mature rear garden. The home would benefit from some updating and modernisation, making it an excellent opportunity for buyers looking to add value and put their own stamp on a property in a settled and sought-after position, with scope to extend to the rear subject to the correct planning permissions (STPP).

The entrance hall opens onto a comfortable, well-proportioned lounge with a feature fireplace and a large window drawing light from the rear. Across the ground floor, a separate dining room provides a flexible second reception space and connects through to the conservatory via sliding doors — a lovely spot to sit and relax, with French doors opening straight onto the garden and glazing on all sides that frames the greenery beyond. The galley kitchen runs along the rear of the home and is a good size with space for freestanding appliances and scope to reconfigure to taste. A cloakroom, bathroom and separate WC complete the ground floor.

Upstairs, three well-proportioned bedrooms comprise two comfortable doubles and a versatile third suited to a single room, nursery or home office, served by a first-floor WC. Outside is the real highlight: a wonderfully wild, mature and established rear garden, mainly laid to lawn and framed by fruit trees, shrubs and hedgerow, with a paved pathway and patio, a greenhouse, and plenty of room to enjoy the sunshine.





To the front, a concrete driveway provides off-road parking, with gated side access leading round to the rear. A rare chance to shape a characterful home in one of Royston's most established residential settings.

At a Glance

Type: Semi-detached house, freehold

Size: Over 1,080 sq ft

Bedrooms: 3 — two doubles plus a single/nursery/home office

Bathrooms: Ground-floor bathroom, separate ground-floor WC, first-floor WC

Reception Rooms: Lounge with feature fireplace, separate dining room, conservatory

Kitchen: Galley kitchen, space for freestanding appliances, scope to update

Outside: Mature rear garden, patio, greenhouse, fruit trees

Parking: Concrete driveway with off-road parking

Station: Royston, direct to London Kings Cross from 38 minutes

Potential: Scope to extend to the rear (STPP)

Contact Ensum Brown today to arrange your private viewing appointment.



Royston

Hertfordshire

Location – Royston

Royston is a traditional English town in Hertfordshire, on the border of Cambridgeshire and 14 miles from Cambridge. It grew from the crossing of two ancient thoroughfares, Roman and prehistoric, and carries a wealth of rich heritage — including its own cave, revealed in the 18th Century, carved out of chalk beneath the crossroads in the centre of town. 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. The town centre offers a market and a high street of bustling shops alongside a wide variety of cafes, restaurants, bars and public houses, with supermarkets on the outskirts, doctors' surgeries, dentists, schools and a leisure centre. Clubs and activities range from tennis and rugby to hockey and golf. Transport links are excellent: the town sits on the A10, with the A1M and M11 each within a 15-minute drive, and a mainline station running direct to London Kings Cross in as little as 38 minutes.

Watch Our Welcome To Royston Video

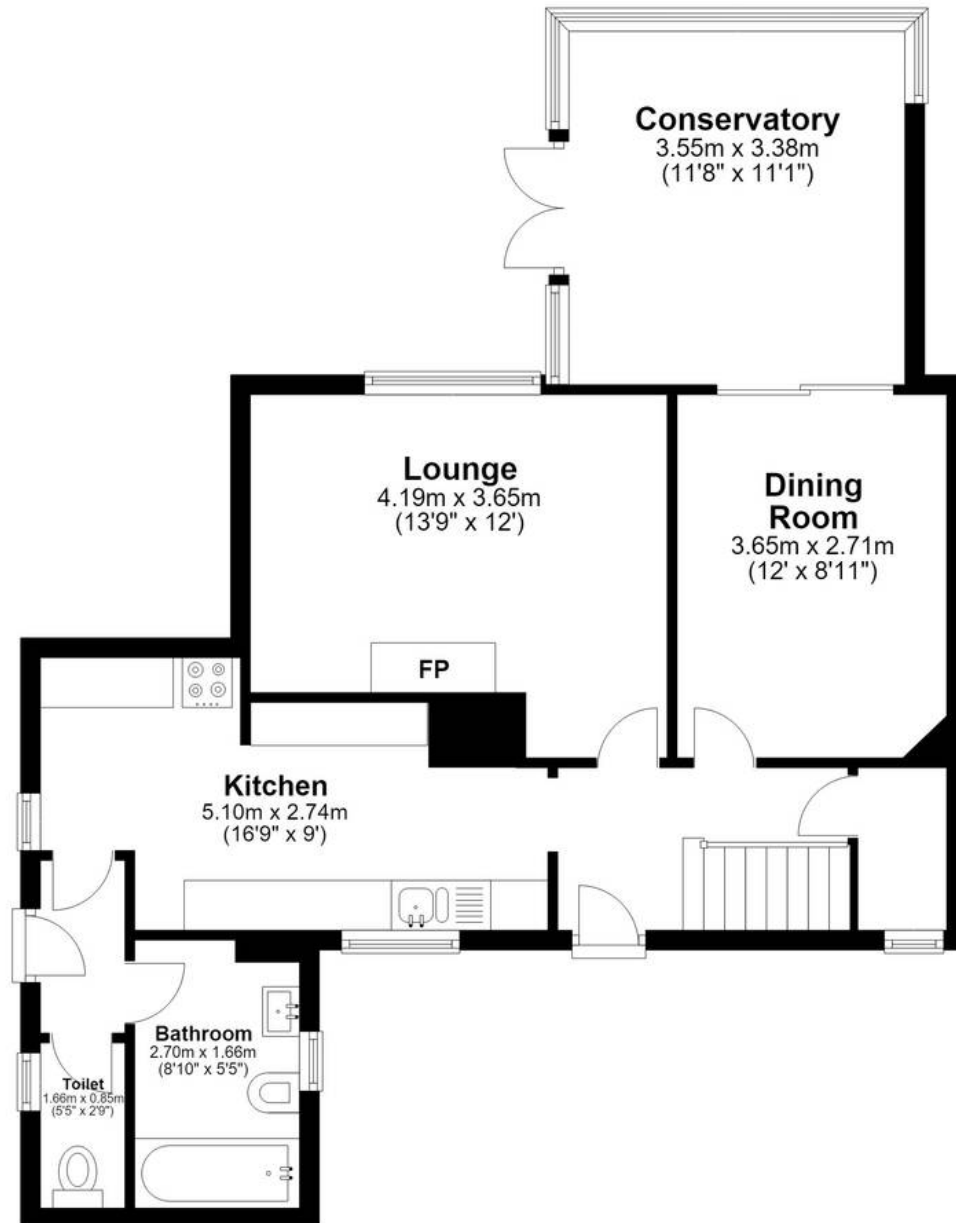
New to the area? Get to know Royston in two minutes. On phone or tablet, tap the Video Tours tab. On desktop, find it within the photos.





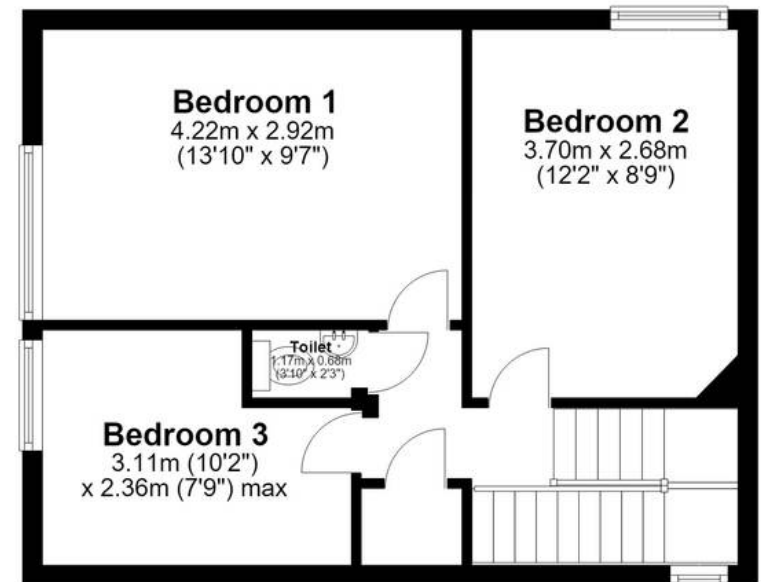
Ground Floor

Approx. 63.1 sq. metres (679.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 100.8 sq. metres (1084.8 sq. feet)



Ensum Brown

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