



4 Mccrae Close, ROYSTON

Royston

Guide Price £400,000





4 Mccrae Close

ROYSTON, Royston

A Chain-free 3-bed terraced home in a quiet Royston cul-de-sac, with two allocated parking spaces and a good-size rear garden. Ready to move into.

- Three-Bedroom Terraced Family Home
- No Upward Chain
- Quiet Cul-De-Sac Position
- Two Allocated Parking Spaces
- En-Suite To Principal Bedroom
- Kitchen/Dining Room With French Doors To Garden
- Bay-Fronted Lounge
- Ground-Floor Cloakroom
- Walking Distance To Schools And Mainline Station
- Good-Size Rear Garden With Timber Shed

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Property Insight

Tucked into a quiet cul-de-sac on the edge of Royston, this three-bedroom home makes an easy first move for a growing family or a straightforward step up, with two allocated parking spaces to its name. The bay-fronted elevation and modern brick construction sit comfortably within an established residential setting, close to schools and within reach of the mainline station. Offered with no upward chain, it is ready for a new owner to move straight into.

Inside, the ground floor is arranged for everyday family life. The lounge runs front to back off the entrance hall, taking a generous bay window that fills the room with light, with space enough for full seating and a reading corner. To the rear, the kitchen/dining room opens onto the garden through French doors and gives room for a proper dining table alongside the cooking space. The kitchen is fitted with cream shaker-style units and dark worktops, an integrated oven, gas hob and extractor, with a window to the rear garden. A ground-floor cloakroom completes the layout.

Upstairs, the principal bedroom sits to the rear with its own en-suite shower room, while a second double and a third bedroom — currently a home office — are served by the family bathroom. Outside, the rear garden is a good size, laid to lawn with a paved pathway leading to a timber shed and gated rear access, and enclosed by timber fencing on all sides. A rare cul-de-sac position with no onward chain, ready to view now.





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At a Glance

Type: Terraced house, freehold

Size: 1,002 sq ft

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

Bathrooms: 2 — family bathroom plus en-suite to principal

Reception Rooms: Bay-fronted lounge, separate kitchen/dining room

Kitchen: Cream shaker-style units, dark worktops, integrated oven, gas hob and extractor

Outside: Good-size rear garden laid to lawn, timber shed, gated rear access

Parking: Two allocated parking spaces

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

Agents Notes

Tenure: Freehold with estate charge

Estate Charge: £[to be confirmed] per annum

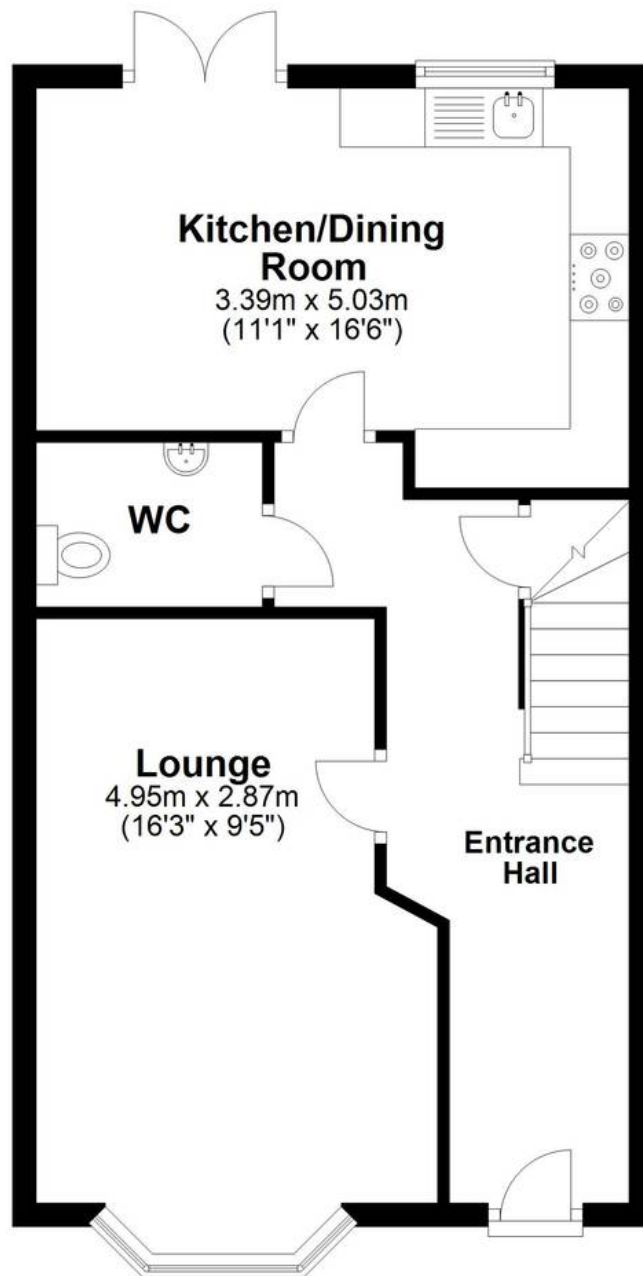
Location – Royston

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.



Ground Floor

Approx. 47.7 sq. metres (514.0 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)



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