



Kneesworth Street, Royston

Royston

Guide Price £900,000





Kneesworth Street

Royston

Substantial semi-detached Victorian home of over 3,200sqft on a corner plot near Royston station, with grand galleried hall, 2016 kitchen extension, double garage & cellar. All offered CHAIN FREE!

- Substantial Semi-Detached Victorian Home Of Over 3,200 Sf Ft
- Four/Five Bedrooms Arranged Over Two Levels
- Grand Entrance Hall With Spiral Staircase
- Two Reception Rooms Each With Period Fireplace
- Kitchen/Dining Room With Bi-Folding Doors
- Single-Storey Rear Extension Added In 2016
- Separate Utility Room With Shower
- Superb Town Centre Location!
- Parking & Double Garage To The Rear
- CHAIN FREE!

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Property Insight

Quietly positioned on a corner plot in central Royston, within a short walk of the town centre and mainline station, this characterful 4/5-bedroom semi-detached Victorian home offers over 3,200 sq ft of accommodation full of period charm. Highlights include a grand entrance hall with a sweeping staircase, two reception rooms, an open-plan kitchen/diner with bi-fold doors to the garden, a utility room with shower, five bedrooms arranged across split levels, a family bathroom and a modern shower room, a large cellar, a double garage and two parking spaces to the rear.

Approached behind mature hedging, the buff-brick Victorian frontage makes an immediate impression, with generous bay windows and a classic panelled front door. Stepping inside, the entrance hall is a real statement, with an original geometric tiled floor, high ceilings, and an elegant curved staircase rising beneath a chandelier – setting the tone for the character and proportions found throughout.

The principal reception room is a bright and elegant space, enjoying a large bay window to a garden aspect, a marble feature fireplace, ornate cornicing and a decorative ceiling rose, with ample room for a variety of lounge furniture and an opening through to the kitchen. The second reception room, currently arranged as a study, is equally full of period detail, with fitted bookcases to either side of a further marble fireplace and a large window drawing in natural light.





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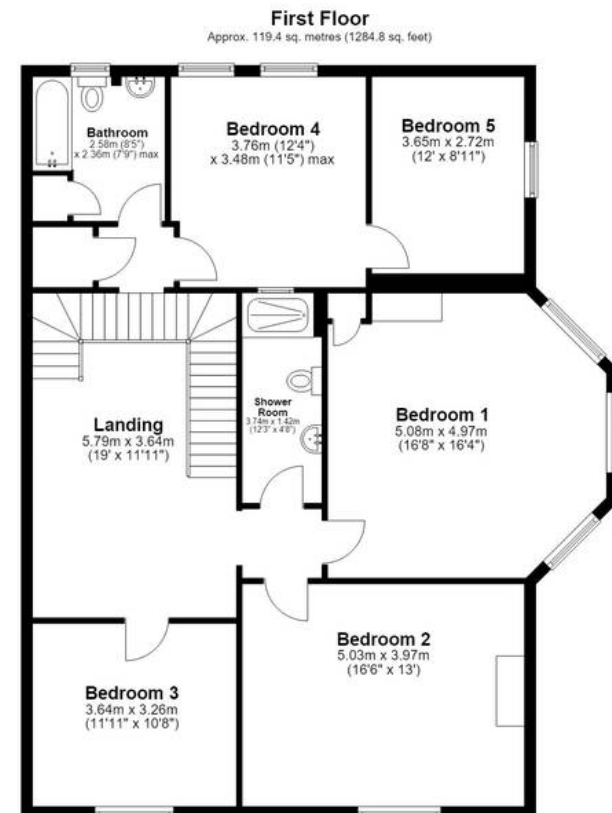
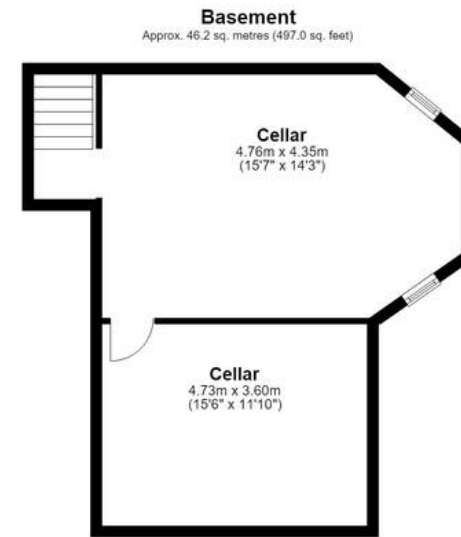
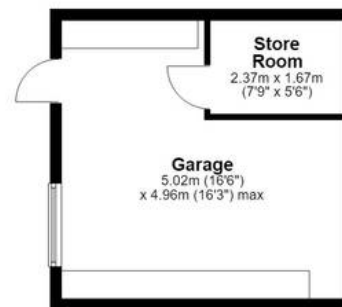
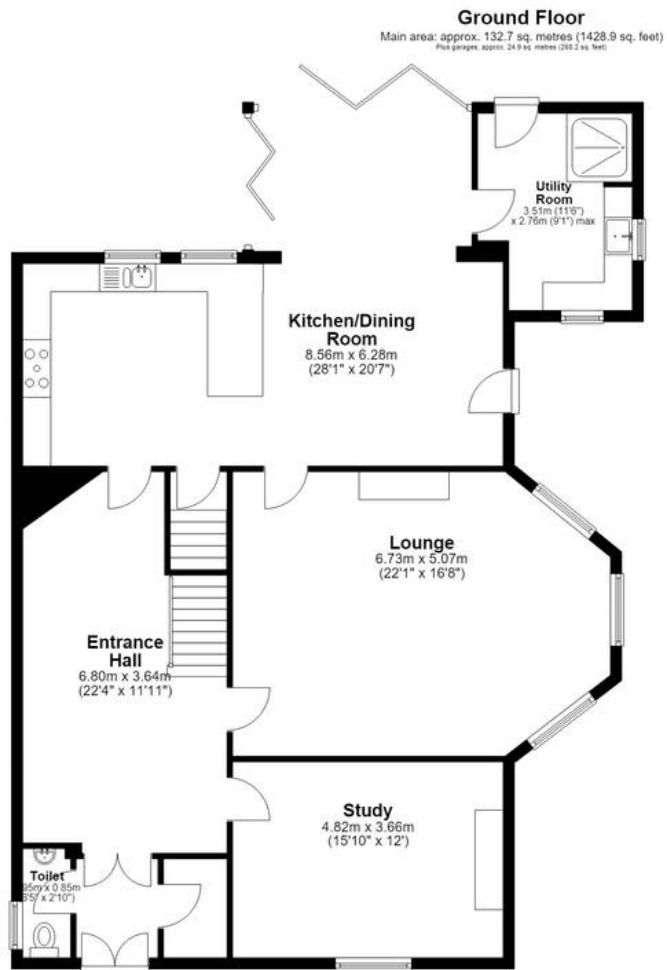
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At the rear, the kitchen/diner is a wonderful family and entertaining space, opened up and extended in 2016 when the kitchen was replaced. It enjoys a range of shaker-style base and wall units, stone worktops, a large island, a striking green feature larder, a range cooker and integrated wine storage, with a run of sash windows and bi-fold doors flooding the room with light and opening straight out to the garden terrace. The adjoining utility room provides further storage, a butler sink and space for laundry appliances, along with a useful walk-in shower.

To the upper floors, the accommodation continues to impress, with the bedrooms arranged across split levels off the galleried landing. The principal bedroom is particularly generous, with a bay window, a marble feature fireplace and high ceilings, and there are two further well-proportioned double bedrooms with one currently fitted out as a dressing room, all served by a modern shower room on this level. A separate lower level, accessed via the staircase, provides a fourth double bedroom and a family bathroom, along with a fifth bedroom running through bedroom four – ideal as a dressing room or study, and fitted with an extensive range of wardrobes.

Outside, to the rear, the garden offers a private spot to sit and relax, with a large paved patio ideal for garden furniture and al fresco dining, a lawn, mature trees and hedged boundaries, a garden shed and gated side access. There is a double garage with an adjoining store room, and two parking spaces to the rear. The property also benefits from a substantial cellar, offering excellent storage or scope for further use.





Main area: Approx. 298.3 sq. metres (3210.6 sq. feet)
Plus garages, approx. 24.9 sq. metres (268.2 sq. feet)



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