



4 Half Acre, ROYSTON

Royston

Guide Price £1,050,000





4 Half Acre

ROYSTON, Royston

Beautifully finished four-bedroom detached home down a private road, moments from Royston town and station, with a vast principal suite and open-plan living.

- Four-Bedroom Detached Family Home
- Finished To An Exceptional Standard Throughout
- Vast Principal Bedroom With Vaulted Ceiling, Fitted Wardrobes And En-Suite
- Open-Plan Kitchen, Dining And Family Room With Island
- Separate Lounge With Feature Media Wall And Inset Fire
- Three Bath/Shower Rooms Plus Ground-Floor Cloakroom
- Ground-Floor Study / Flexible Fifth Bedroom
- Air Source Heat Pump And EV Charging Point
- Landscaped Rear Garden With Porcelain Terrace And Garden Store
- Detached Double Garage And Driveway, Walking Distance To Royston Station

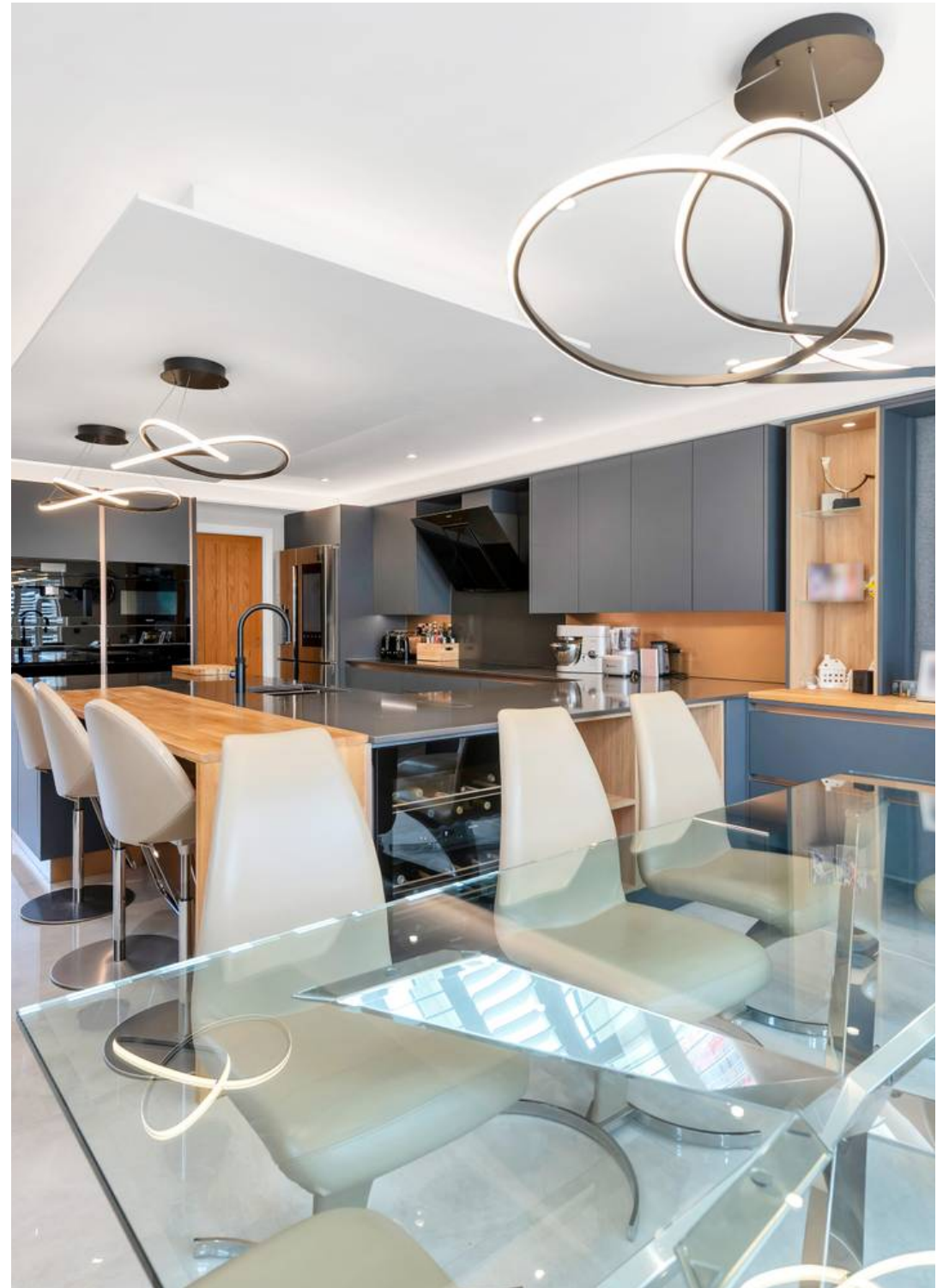
4 Half Acre

Property Insight

Set at the head of a private road in one of Royston's quietest pockets, this detached four-bedroom home pairs a striking dark-weatherboarded exterior with a full-height glazed gable that floods the heart of the house with light. It sits within easy walking distance of the town centre and mainline station, giving the calm of a tucked-away position without sacrificing the daily convenience of shops, schools and a fast commute. Finished to an exceptional standard from top to bottom, it has been thoughtfully updated and is ready to move straight into, with porcelain floors, plantation shutters and considered lighting throughout. A rare combination of privacy, space and turn-key condition this close to the centre.

A galleried entrance hall makes an immediate impression, with an oak-and-glass staircase rising beneath the double-height window and porcelain tiling underfoot. The social hub is the open-plan kitchen, dining and family room, which stretches across the rear and opens to the garden. The kitchen is fitted with handleless grey cabinetry trimmed in copper, dark worktops and a central island housing an integrated wine fridge, with a solid timber breakfast bar for casual seating and room for a full dining table beyond. A separate lounge offers a quieter retreat, arranged around a feature media wall with an inset fire, while a ground-floor study, currently used as a home office and gym, works equally well as a fifth bedroom.

Upstairs, the principal bedroom is a real highlight — a generous, light-filled room under a vaulted ceiling, with a wall of fitted mirrored wardrobes and its own en-suite. A second double also benefits from an en-suite, with two further bedrooms served by a stylish family bathroom complete with a freestanding bath and separate shower. Outside, the landscaped rear garden has been designed for both relaxing and entertaining, with a wide porcelain terrace, a level lawn, a pergola and a brick garden store. To the front, a block-paved driveway with an EV charging point leads to a detached double garage, and the home is warmed efficiently by an air source heat pump. A superb family home in a settled and central Royston position.





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At a Glance

Type: Detached house, freehold

Size: 2,117 sq ft, plus a 273 sq ft double garage

Bedrooms: 4 double, plus a ground-floor study/fifth bedroom

Bathrooms: 3 – family bathroom plus en-suites to two bedrooms, and a ground-floor cloakroom

Reception Rooms: Lounge with media wall and inset fire, plus open-plan kitchen/dining/family room

Kitchen: Handleless grey units, copper trim, dark worktops, timber breakfast bar, island with integrated wine fridge and appliances

Outside: Landscaped rear garden, porcelain terrace, level lawn and brick garden store

Energy: Air source heat pump

Parking: Detached double garage and block-paved driveway with EV charging point

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

Location – Royston

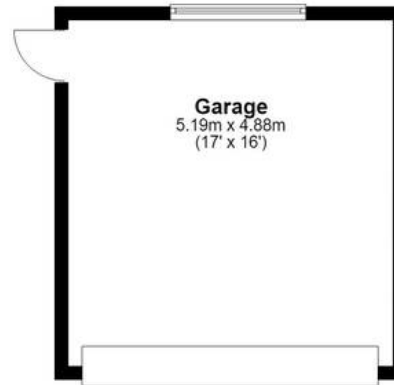
Royston is a traditional English town in Hertfordshire, on the border of Cambridgeshire and 14 miles from Cambridge. It grew from the crossing of two ancient thoroughfares, Roman and prehistoric, and carries a wealth of rich heritage – including its own cave, revealed in the 18th Century, carved out 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.





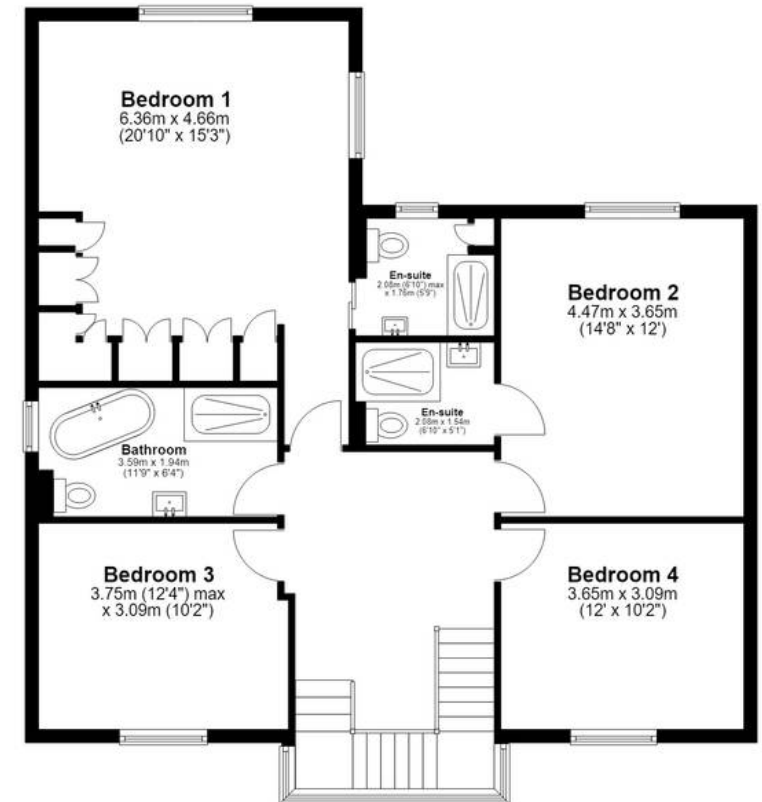
Ground Floor

Main area: approx. 99.2 sq. metres (1067.4 sq. feet)
Plus garages: approx. 25.3 sq. metres (272.7 sq. feet)



First Floor

Approx. 97.5 sq. metres (1050.0 sq. feet)



Main area: Approx. 196.7 sq. metres (2117.4 sq. feet)
Plus garages, approx. 25.3 sq. metres (272.7 sq. feet)



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