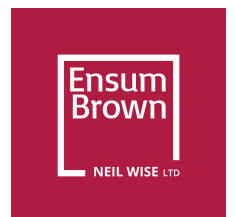




61 Hay Street, Steeple Morden

Royston

Guide Price **£500,000**





61 Hay Street

Royston

2-bedroom detached home in Steeple Morden with open-plan living, utility, 2 bathrooms and parking.

- Detached Home In Popular Village Location
- Two Double Bedrooms
- Impressive Open-Plan Kitchen/Dining/Living Room
- Over 1,230 sq ft Of Accommodation
- Separate Utility Room
- Downstairs Shower Room & WC
- Stylish Family Bathroom With Freestanding Bath
- Fitted Wardrobes To Principal Bedroom
- Enclosed Rear Garden
- Driveway Parking & EV Charging Point

61 Hay Street

Steeple Morden

Property Insight

A well-presented 2-bedroom detached home in the popular village of Steeple Morden, offering over 1,230 sq ft of accommodation and finished to a lovely standard throughout. The property benefits from a wonderful open-plan kitchen/dining/living room running the depth of the ground floor, a separate utility room, a downstairs shower room and WC, 2 double bedrooms, a family bathroom, an enclosed rear garden, and driveway parking.

On approach, the property enjoys a tidy frontage with a low hedge border and gravelled driveway parking, and a covered storm porch over the front door. Once inside, you step straight into the heart of the home – a bright and spacious open-plan living space that immediately shows the quality on offer.

This impressive room stretches the full length of the ground floor and is beautifully finished with wood flooring throughout, inset spotlights, a pendant-lit dining area, and a skylight and French doors that flood the space with natural light and open directly onto the garden terrace. There is generous room for lounge, dining and even a piano, making it a fantastic space for both everyday family life and entertaining.

The kitchen is a real feature, fitted with a modern range of base and wall units, quartz worktops, a gas hob with extractor over, a double oven, and space for an American-style fridge/freezer. Just off the kitchen, the utility room provides further storage, a Belfast sink, space for laundry appliances, and a door to the outside – ideal for muddy boots or pets after a countryside walk. A well-appointed downstairs shower room with WC completes the ground floor.





61 Hay Street

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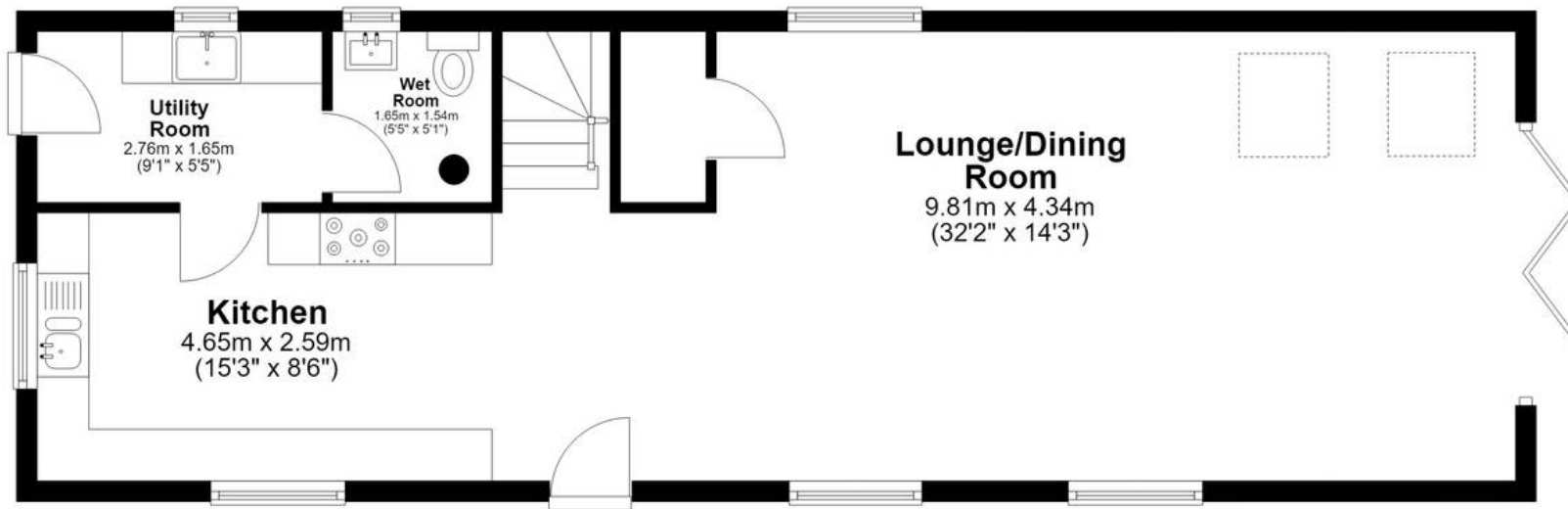
Upstairs to the first floor, the home continues to impress with 2 well-proportioned double bedrooms. The principal bedroom enjoys an attractive feature wall, a vaulted ceiling and an extensive range of fitted wardrobes, while the second double also benefits from the character of a vaulted ceiling. The stylish family bathroom is finished with large-format tiling and comprises a freestanding bath, a separate shower, a WC and a hand wash basin.

Outside, to the rear, the garden is fully enclosed and offers a private spot to sit and enjoy the sunshine. It is laid to a section of lawn with mature screening plants, framed by a wide paved patio that wraps around the property — providing plenty of space for garden furniture, dining al fresco and entertaining guests.



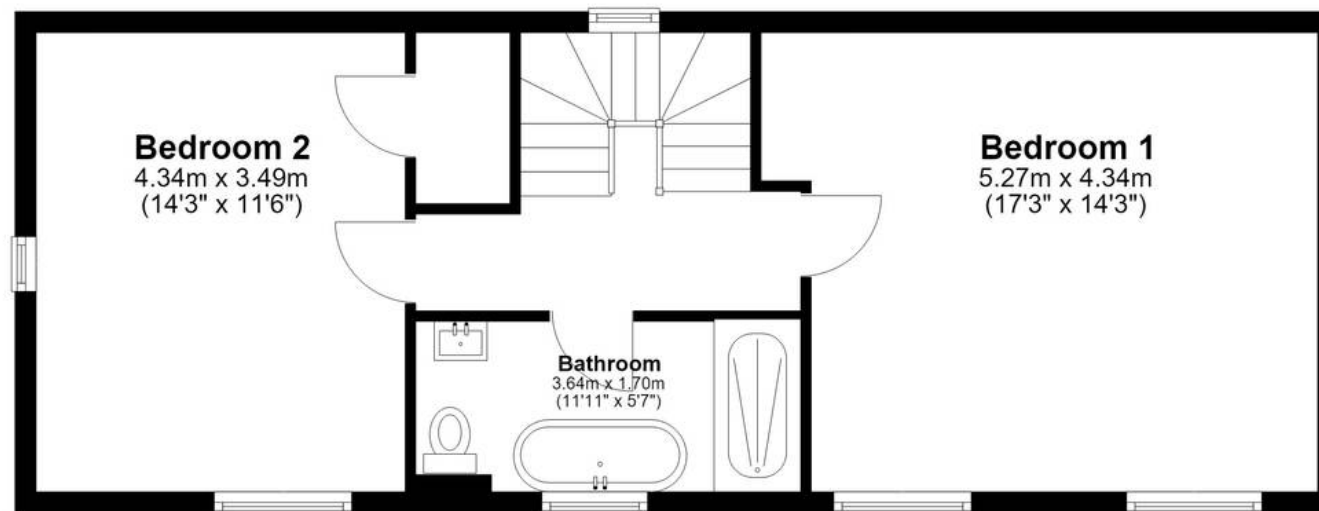
Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



Total area: approx. 114.8 sq. metres (1236.1 sq. feet)



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