



1 Quail Walk, Royston

Royston

Guide Price £700,000





1 Quail Walk

Royston

A well presented extended four-bed detached on a generous corner plot in Royston, with a vaulted kitchen/diner and island, three receptions, landscaped garden, garage and driveway.

- Extended Four-Bedroom Detached Family Home
- Vaulted Kitchen/Breakfast Room With Island And Wine Cooler
- Approximately 1,619 Sq Ft Of Accommodation
- Three Reception Rooms
- En-Suite To Principal Bedroom And Family Bathroom
- Integrated Neff Appliances And Quartz Worktops
- Garage And Driveway Parking
- Royston Mainline Station, Direct To London Kings Cross From 38 Minutes
- Turn Key and Ready to Move in
- Corner Plot

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Council Tax band: E

Tenure: Freehold

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Property Insight

Set on a private corner plot in an established residential pocket of Royston, this extended four-bedroom detached home has been comprehensively updated and maintained throughout, it now runs to just over 1,600 sq ft, with a landscaped low-maintenance garden and a driveway to the front alongside a garage. The single-storey rear extension is the making of the ground floor, opening the everyday living space out into a bright, vaulted kitchen that has become the heart of the house. Well presented and finished to a great standard, it is a home that rewards a proper look.

Inside, a welcoming entrance hall with wood-effect flooring Karndean flooring and an oak staircase sets the tone, giving onto three separate reception spaces. The bay-fronted lounge is a generous 21 feet in length, with a snug behind it on the left-hand side of the home, offering flexible space for family life and quieter corners alike. The extended kitchen/breakfast room is the standout: a vaulted ceiling with skylight, white and grey shaker-style units, quartz worktops, a herringbone tiled splashback, a central island with integrated wine cooler and breakfast seating, integrated Neff appliances, hot tap and French doors to the garden. A separate dining room and a ground-floor cloakroom complete the floor.

Upstairs, the principal bedroom takes fitted wardrobes and a private en-suite shower room, and is joined by three further bedrooms and a well-appointed family bathroom with a separate bath and shower. Outside, the rear garden has been thoughtfully landscaped with a large porcelain-tiled terrace, an artificial lawn and raised sleeper beds framed by painted fencing — a private, sociable





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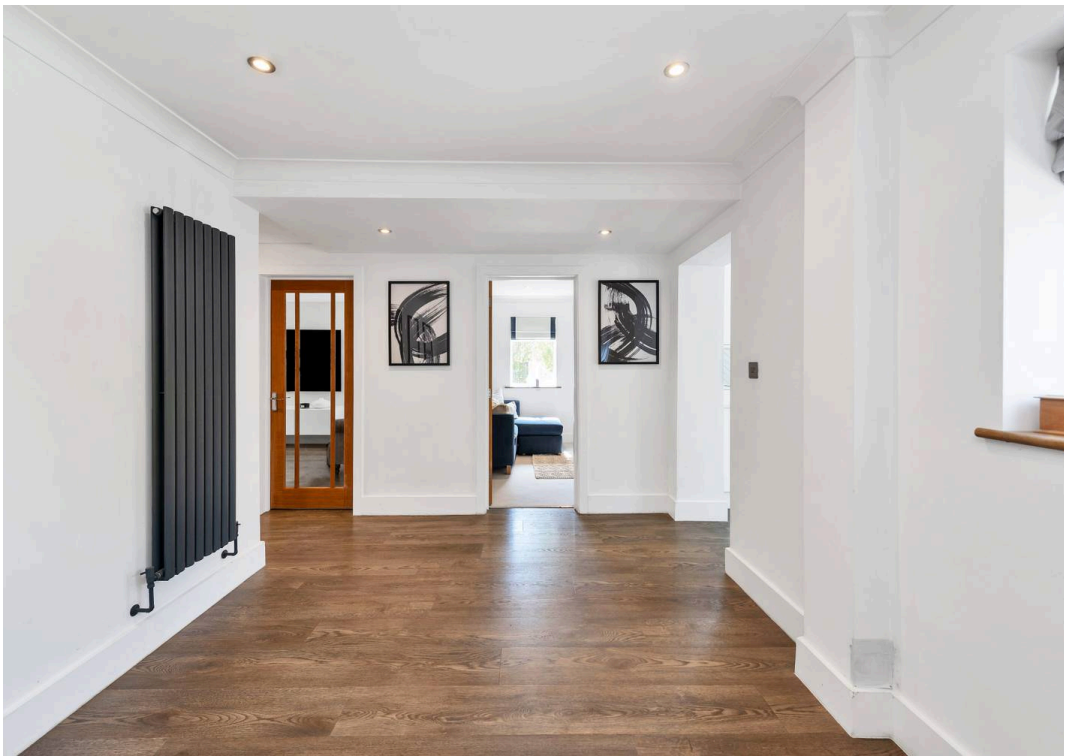
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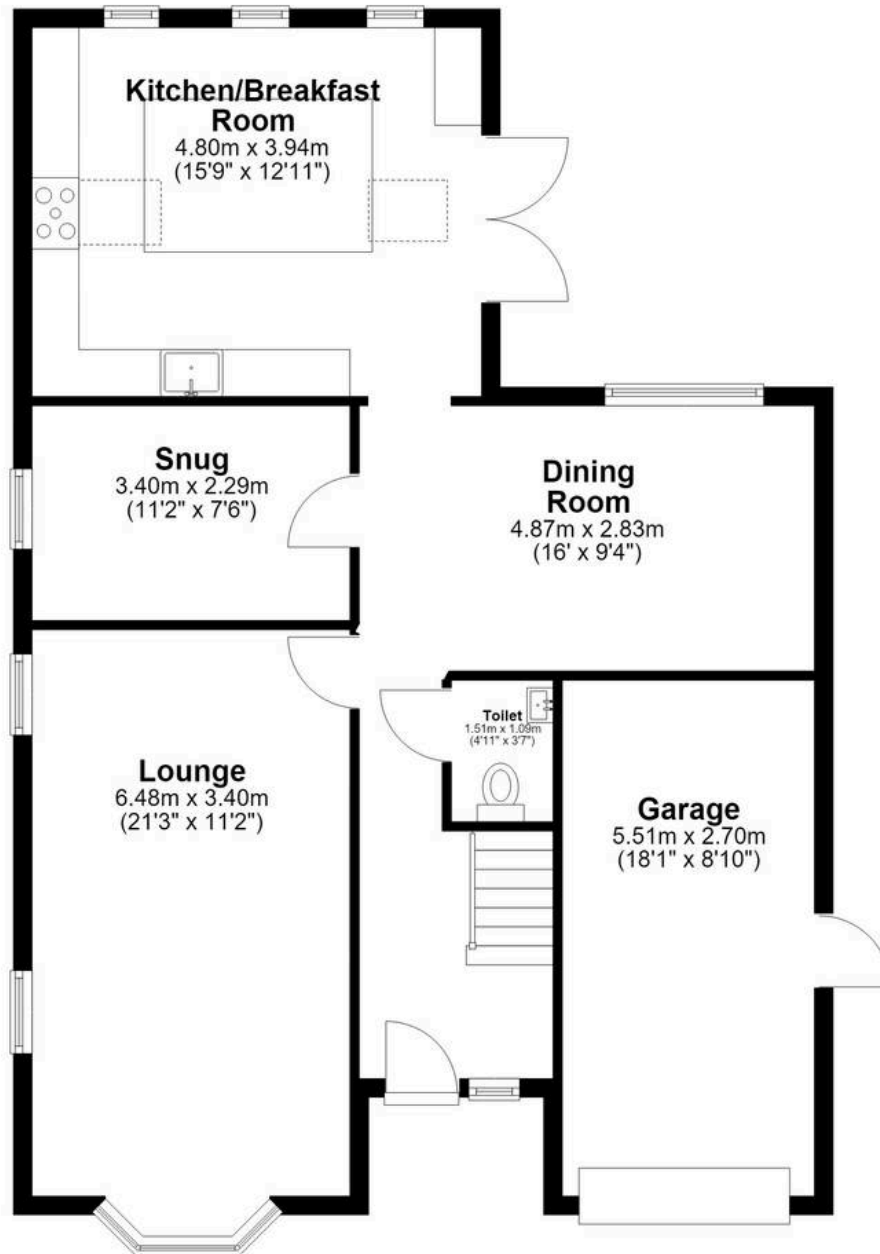
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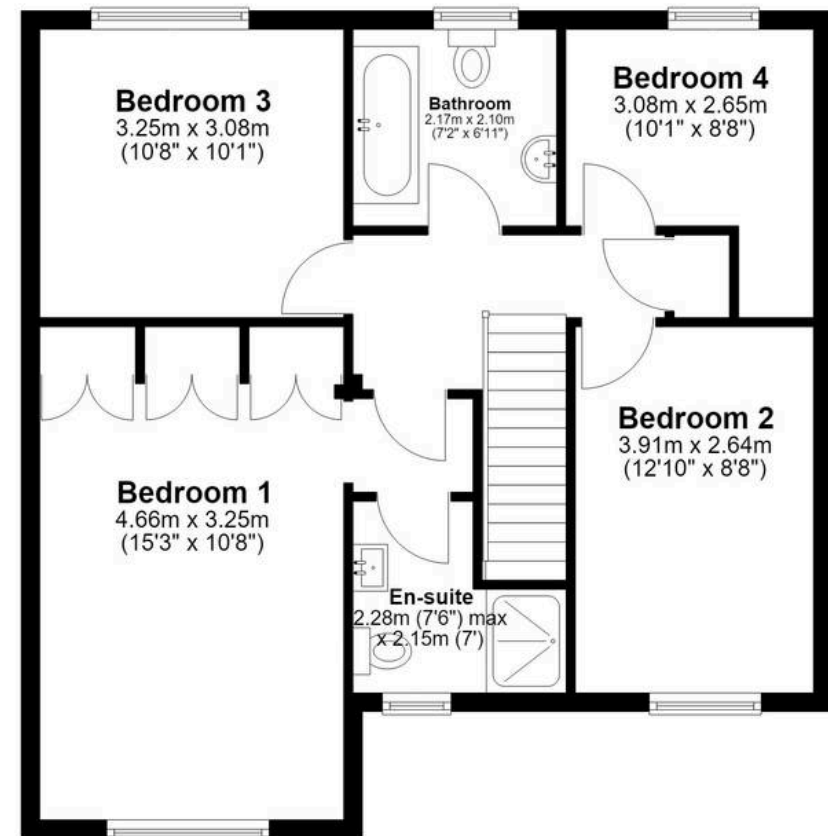
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 150.4 sq. metres (1619.2 sq. feet)



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

