



Honey Way, Royston, SG8

£450,000 Offers Over

Property Description

NOT FAMILIAR WITH ROYSTON? WATCH OUR SHORT VIDEO!

Are you from out of town? Want to learn a little more about Royston. On a phone or tablet you will find our 'Royston Promotional Video' in the 'Video Tours' tab, on a desktop you will find the video within the photos. Prefer to read? Our Royston location description's below.

Property Insight

Ensum Brown are delighted to off for sale this semi-detached home located in this quiet and highly desired residential location. Superbly presented accommodation throughout in excess of 1300sq ft and includes a garage conversion with complete flexibility of use.

Approaching the property, you have driveway parking for three vehicles. Entering the property itself, you have a useful entrance hall with cloakroom toilet off. Stepping through, you come to your main reception room, a large open plan lounge/dining room, with dual aspect windows allowing light to flood in. Here you will see the property is in excellent and neutral decorative order, this is a theme throughout.

The ground floor accommodation offers two additional reception rooms, a conservatory to the rear, overlooking and giving access to the rear garden, and the before mentioned garage conversion that could be a 4th double bedroom, a study, playroom or anything you wish. Completing the ground floor is the kitchen that has been re-fitted with a range of high shine wall and base units with worksurfaces over. There is space for all the appliances you could wish for, including a double over and hob, washing machine, fridge/freezer, wine fridge and with an integrated dishwasher. Superbly completed with contemporary tiled walls, inset ceiling spotlights, feature under cupboard and low-level lighting and with an additional door to the



outside.

Going to the first floor this home continues to impress. Off the landing, you have 3 double bedrooms, there is no box room in this home. The bedrooms share the use of a family bathroom and separate cloakroom toilet. The bathroom includes a 'P' shaped bath with shower over and curved glass screen.

Outside, to the rear, the enclosed rear garden is generous and would allow for an extension if desired, without losing good proportions to the living accommodation. The garden is mainly laid to lawn with a blocked pavior patio area immediately off the property, a timber decking area to the rear and also with a timber store and room to the rear of the garden with power and light connected.

Contact Ensum Brown today to arrange your private viewing appointment, we assure you will not be disappointed.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

Location - Royston

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares—Roman and prehistoric—and has attracted many great names, including many Royal family members.

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. Royston even has its own cave, revealed back in

the 18th Century, carved out of chalk and located under the crossroads in the centre of town.

On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!

EPC Rating: C

Key Features

- ✓ Semi Detached Home
- ✓ Highly Sought After Location
- ✓ Lounge/Dining Room
- ✓ Converted Garage With Flexible Use
- ✓ Conservatory
- ✓ 3/4 Double Bedrooms
- ✓ Bathroom
- ✓ Enclosed Garden With Timber Outbuilding
- ✓ Driveway Parking For 3 Vehicles



External Areas

Off Road

2 Parking Spaces













All

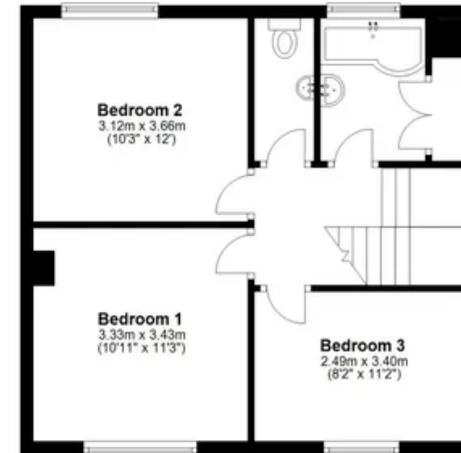
Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 123.5 sq. metres (1329.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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