



**Queens Road, Royston, SG8**

£325,000 In Excess of

# 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 offer for sale this spacious end-of-terrace family home in the highly sought-after market town of Royston. This Victorian property is moments away from the town centre and mainline train station, enjoying 2/3 bedrooms, no onward chain, 2 reception rooms, a cellar, and an enclosed rear garden.

On approach, this lovely property offers a traditional Victorian frontage with an attractive bay window and coloured brick detailing. New owners have massive scope to add their own stamp on this property.

Once inside, the lounge is an excellent size and incredibly bright with the bay window to a front aspect, thick carpets, inset spotlights, and ample space for furniture. Through to the dining room, there are original tiled floors, a feature fireplace, integrated storage, stairs to the first floor, inset spotlights and a window to a rear aspect.

The kitchen is a bright and airy room, with a large window to a side aspect allowing in lots of light, a range of white base and wall units, laminate worktops, tiled floors and splashbacks, 1 and ½ ceramic sink, inset spotlights, storage cupboards, an integrated oven, gas hob and extractor hood, and space for a fridge/freezer, washing machine, and other small appliances.



The family bathroom can also be found on the ground floor and comprises a bath, WC, sink, tiled floors and a window to the rear aspect.

Upstairs to the first floor, this property continues to offer spacious living accommodation, with 2 large double bedrooms, carpets, sash windows and pendant lighting, as well as another large room off of the master bedroom which could either be used as a 3rd bedroom or as a large dressing room.

Outside to the rear, the garden is an excellent size for a property so close to the town centre, and is fully enclosed by fencing and mature hedgerows. The garden is laid mainly to lawn with a large paved area to the side, offering a brilliant sunny spot for garden furniture and entertaining guests. There are well-established borders, full of plants, trees and shrubs, and lots of space for new owners to add their own stamp on the garden.

Contact Ensum Brown today to arrange your private viewing appointment.

### **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: E

# Key Features

- ✓ End Of Terrace
- ✓ Period Victorian Property
- ✓ Sold With The Advantage Of No Upward Chain
- ✓ Close To Station & Town Centre
- ✓ Period Features
- ✓ Rear Garden
- ✓ 2/3 Bedrooms
- ✓ 2 Reception Rooms
- ✓ Ground Floor Bathroom
- ✓ Cellar





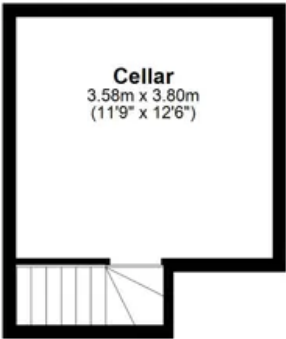






All

**Cellar**  
Approx. 15.7 sq. metres (168.9 sq. feet)



**Ground Floor**  
Approx. 41.6 sq. metres (447.8 sq. feet)



**First Floor**  
Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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