



# 38 Sun Hill, Royston

Hertfordshire

Guide Price **£400,000**



## 38 Sun Hill

Royston, Hertfordshire

Ensum Brown are delighted to offer for sale this well-presented semi-detached bungalow in Royston. This spacious property is only moments from the town centre and Royston Heath, benefiting from 2 well-proportioned bedrooms, a single garage, a landscaped rear garden and driveway parking.

Council tax band: D

Tenure: Freehold



## Property Insight

Ensum Brown are delighted to offer for sale this well-presented semi-detached bungalow in the highly sought-after market town of Royston. This spacious property is only moments from the town centre and Royston Heath, benefiting from 2 well-proportioned bedrooms, a single garage, a landscaped rear garden and driveway parking.

On approach, this semi-detached bungalow offers a generous frontage, with access to a single garage and a large enclosed driveway with off-road parking for several vehicles. It also enjoys close proximity to the Royston Town Centre and all its amenities, as well as the Royston Heath.

The front entrance opens up into a large and nicely decorated dining room with 2 windows to a dual aspect and a large archway into the kitchen, giving the space a lovely open-plan feel. The dining room enjoys carpet, pendant lighting and ample space for dining and storage furniture. The kitchen area benefits from a wide range of modern base and wall units, wood worktops, tiled splashbacks, carpet, inset spotlights, an integrated oven, hob and extractor fan, and space for a dishwasher, washing machine and other small appliances.

The lounge is a very good size, benefiting from double French doors and windows to the rear, sconce lighting, carpets, a feature fireplace, lovely garden views and lots of space for a variety of lounge and storage furniture.

An inner hallway leads off into the sleeping quarters, with integrated storage, an office nook area, and doors through to 2 well-proportioned bedrooms and a family shower room comprising a shower, sink, WC, storage and tiled walls and floors. The master bedroom is particularly large and enjoys its own private WC with sink.





Outside, to the rear, the garden is an incredibly good size, fully enclosed by fencing and offering several lovely spots to sit, unwind and watch the world go by. The garden is laid mainly to lawn, with high level paved patio area and steps leading down to a low-level patio, both of which provide space for furniture, enjoying family meals or entertaining guests. There are many borders and beds, full of plants, flowers, shrubs and mature trees, and a path leading down to the bottom of the garden with access to a shed and greenhouse. There is also access to the large single garage.

Contact Ensum Brown today to arrange your private viewing appointment.

### **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.

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.

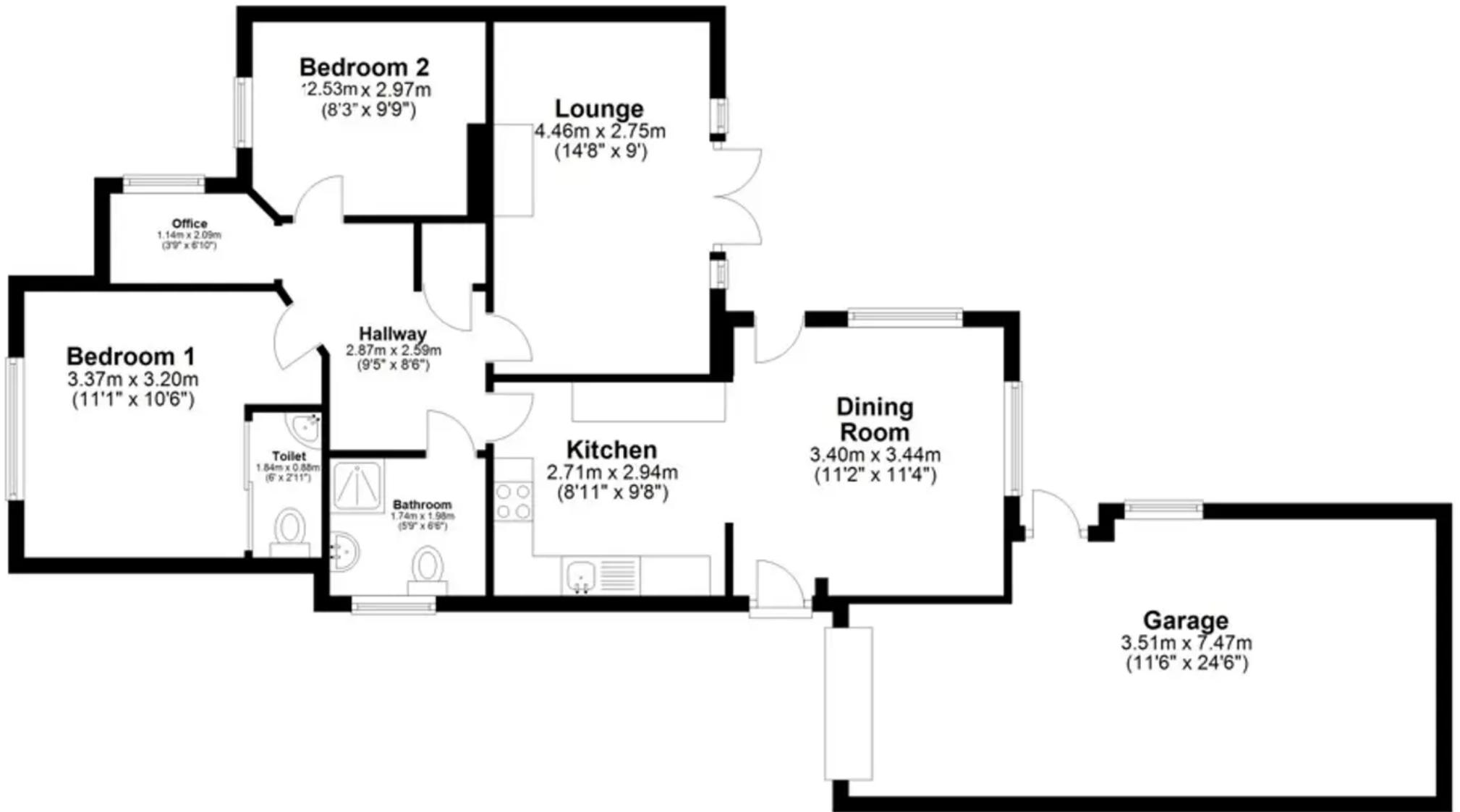
- Semi-Detached Bungalow
- 2 Well Proportioned Bedrooms





## Ground Floor

Approx. 90.4 sq. metres (973.5 sq. feet)



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

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



## Ensum Brown

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

01763 750000

[royston@ensumbrown.com](mailto:royston@ensumbrown.com)

<http://ensumbrown.com>