



31 Rosecomb, Royston

Hertfordshire

Guide Price **£450,000**



31 Rosecomb

Royston, Hertfordshire

Ensum Brown are delighted to offer for sale this modern semi-detached home in Royston. This well-presented property belongs to a popular development opposite the Royston Heath, enjoying a lounge, kitchen/dining room, cloakroom, 3 bedrooms, 2 bathrooms, an enclosed garden, and driveway parking.

Council tax band: D

Tenure: Freehold



Property Insight

Ensum Brown are delighted to offer for sale this modern semi-detached home in the sought-after market town of Royston. This well-presented property belongs to a popular development opposite the Royston Heath, enjoying a lounge and open plan kitchen/dining room, cloakroom, 3 well-proportioned bedrooms, 2 bathrooms, an enclosed garden, and driveway parking to the side.

On approach, this modern semi-detached home enjoys a pleasant frontage with an attractive porchway, a front garden with hedgerows, and driveway parking to the side. Once inside, the entrance hallway is welcoming and bright, with gorgeous wood flooring, pendant lighting, stairs to the first floor, and doors to the entire downstairs living space, including an ideally situated cloakroom with WC and hand wash basin.

The kitchen/dining room is beautifully open-plan, with a window and double French doors to the rear garden, a wide range of white base and wall units, wood worktops, inset spotlights, wood flooring, an understairs storage cupboard, an integrated fridge/freezer, oven, gas hob, extractor hood and dishwasher, with space for a large dining setting, storage furniture, and other small kitchen appliances. The lounge is good sized room, decorated in neutral colours, with a window to a front aspect, carpets, pendant lighting, and ample space for lounge and storage furniture.

Upstairs to the first floor, this modern family home continues to offer generous accommodation, with 3 well-proportioned bedrooms, plenty of integrated cupboards and wardrobes, and a beautifully decorated family bathroom comprising a bath with an overhead shower, a WC, a sink and a heated towel rail. The master bedroom is particularly sizeable, benefiting from its own large en-suite, with a double shower, WC, sink and heated towel rail.

Outside, to the rear, the garden is a very good size for a modern property, and is fully enclosed by fencing and brick walls. The garden is laid mainly to lawn with pretty flower borders running along the fenced edges, full of plants, hedges and shrubs. There is a paved patio area, a generous decking space, and a large pergola, each offering lovely spots to sit, relax and entertain guests on warm evenings. There is access to the side of the property, as well as a large shed.

- Modern Semi Detached Home
- Popular Development Opposite Royston Heath
- Well Presented Throughout
- Separate Lounge





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.

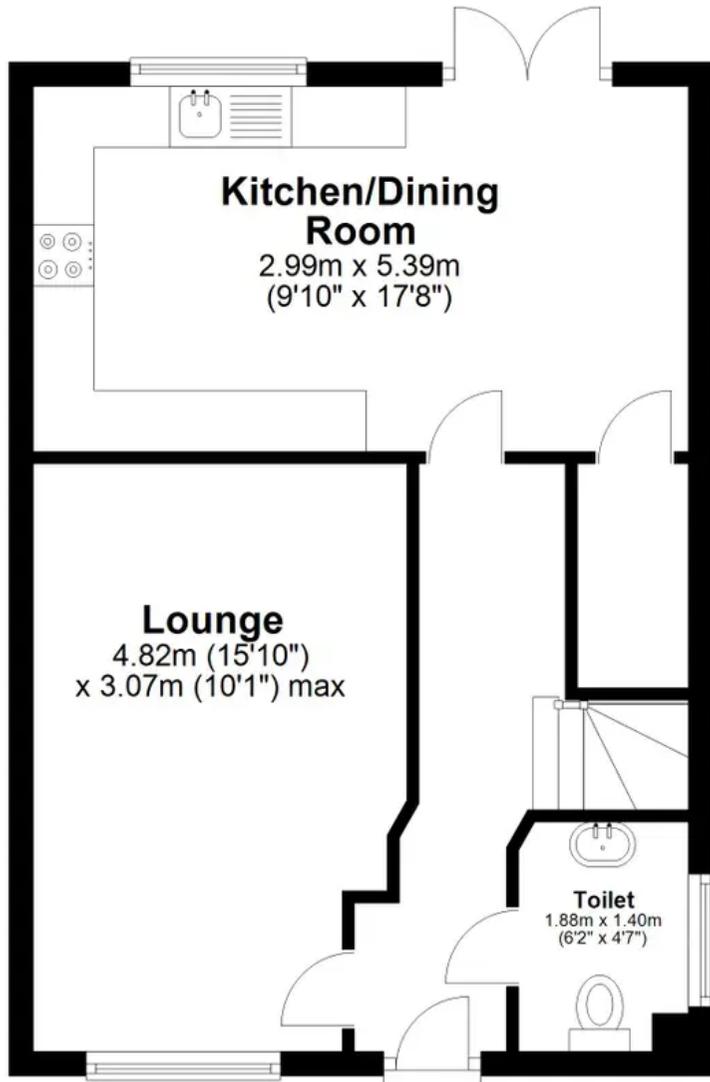
- Modern Semi Detached Home
- Popular Development Opposite Royston Heath
- Well Presented Throughout
- Separate Lounge
- Open Plan Kitchen/Dining Room





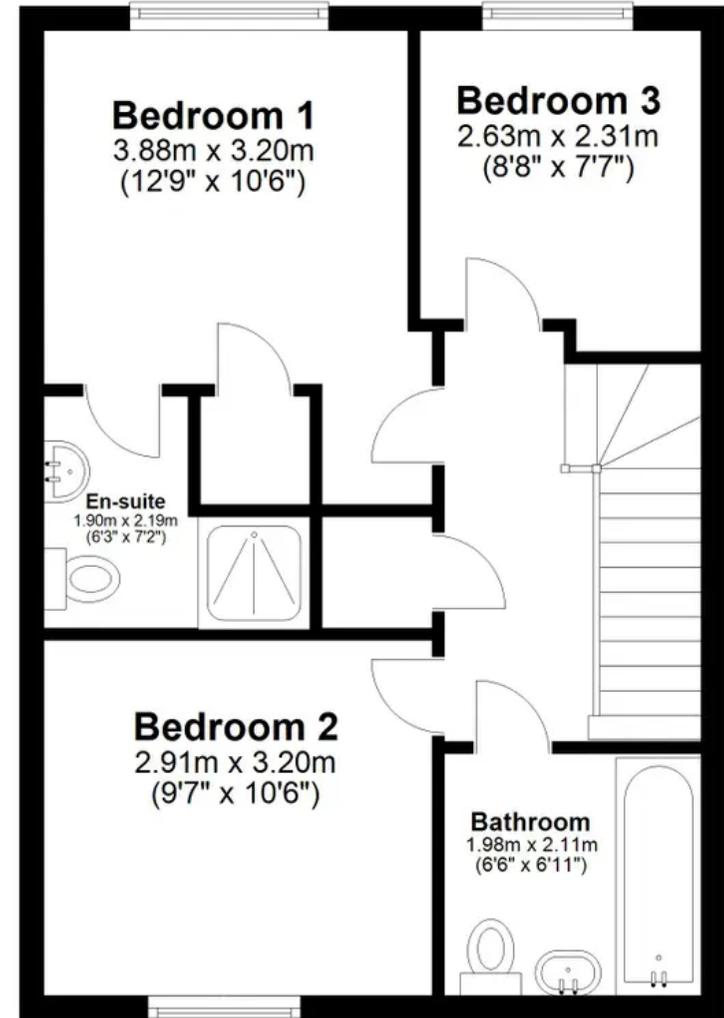
Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



Total area: approx. 88.7 sq. metres (954.8 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

<http://ensumbrown.com>