



Scott Close, Royston, SG8

£315,000 Guide Price



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 well-presented end-of-terrace family home in the highly sought-after market town of Royston. This lovely property benefits from 3 well-proportioned bedrooms, a separate dining room, a garage, an enclosed rear garden, allocated parking, no onward chain, and the potential to extend STPP.

On approach, this lovely family property enjoys a tidy and pleasant frontage with a paved front garden surrounded by a low-lying wall, and access to a garage and allocated parking. This property also benefits from being sold with no upward chain.

Once inside, the entrance porch is bright with its own window, opening up into a large and welcoming lounge space, with an attractive bay window, wood flooring, pendant lighting, stairs to the first floor with open balustrades, understairs storage, and a large archway through to a separate dining area. The dining room is equally bright and spacious, with double sliding doors into the rear garden, pendant lighting, wood flooring, and ample space for dining furniture.

The kitchen is a good size with great potential of modernisation, currently enjoying a large window to a rear aspect, a range of base and wall units, laminate worktops, lino floors and tiled splashbacks, spotlights, an integrated



extractor hood, and space for several undercounter appliances.

Upstairs to the first floor, this property continues to offer spacious and well-presented accommodation, with 3 well-proportioned bedrooms, lots of integrated storage and wardrobe space, and a family bathroom comprising a bath with an overhead shower, a WC and a hand wash basin.

Outside, to the rear, the garden is an incredibly good size and is fully enclosed by fencing, offering good privacy. It is laid mainly to lawn with flower borders on either side and a large paved patio area spanning the width of the property. There is access to a large shed, as well as offering the potential to extend subject to the correct planning permissions.

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: D

Key Features

- ✓ Sold With The Advantage Of No Upward Chain
- ✓ Idea First Time Purchase
- ✓ 3 Bedrooms
- ✓ End Of Terrace House
- ✓ Well Presented Throughout
- ✓ Entrance Porch
- ✓ Garage En-Bloc
- ✓ Allocated Parking
- ✓ Walking Distance Of Town Centre And Train Station
- ✓ Viewing Essential

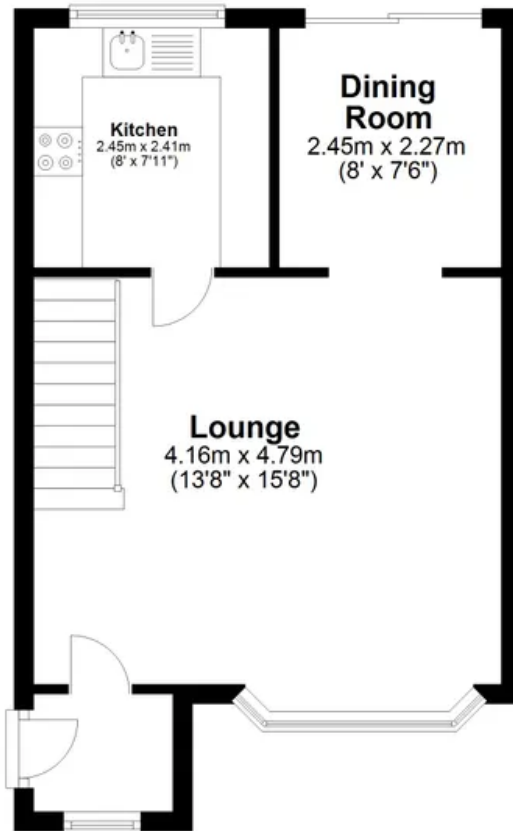




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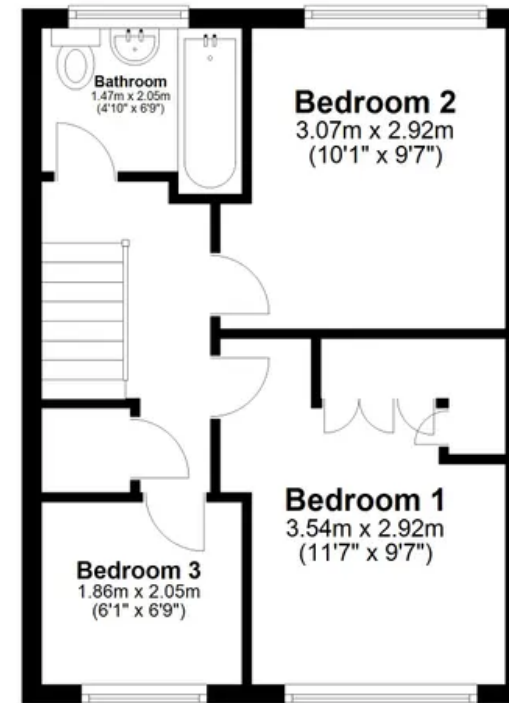
Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 sq. feet)

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

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