



51 Poplar Drive, Royston

Royston

Guide Price **£600,000**



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Royston, Royston

Ensum Brown are delighted to offer for sale this extended detached bungalow in Royston. This property is to be sold with no upward chain, enjoying a generous plot, the opportunity to add extra value, open-plan living, a large utility room, 3 bedrooms, and a garage with driveway parking.

Council Tax band: E

Tenure: Freehold



Property Insight

Ensum Brown are delighted to offer for sale this extended detached bungalow in a non-estate location in Royston. This property is to be sold with no upward chain, enjoying a generous plot, the opportunity to add extra value, open-plan living, a large utility room, 3 bedrooms, and a garage with driveway parking.

This extended detached bungalow benefits from a generous frontage with gravel gardens, a pathway to the first door and around to the side, a rockery garden, and access to a garage with driveway parking. Upon stepping inside, the hallway is bright, wide and welcoming, with wood flooring, sconce lighting, integrated storage cupboards, and doors through to the entire living space.

The kitchen is an excellent size, with a window to a front aspect, a wide range of base and wall units, laminate worktops, tiled floors and splashbacks, spotlights, an integrated double oven, 5-ring gas hob, fridge/freezer and an extractor fan, and space for a dishwasher and other small kitchen appliances. The utility room is an excellent size, with windows and doors to a triple aspect, further base units, storage and lots of space for large kitchen appliances.

The lounge/dining room is a large and bright, with windows and sliding doors to a triple aspect, a fireplace with hearth, carpets, pendant lighting, and ample space for a wide variety of lounge and storage furniture.

Through to the sleeping quarters, this spacious bungalow offers 3 double bedrooms, integrated wardrobes, and a family bathroom, comprising a bath, a corner shower, a WC and a hand wash basin.

Outside, to the rear, the garden is an excellent size, fully enclosed by fencing and offering multiple interesting spots to sit, relax and watch the world go by. The garden is laid mainly to lawn, with a large paved patio area, providing space for garden furniture, enjoying family meals and entertaining guests. There are many flower borders, room for pots, and raised beds full of plants and shrubs, offering colour all year round.





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.

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.

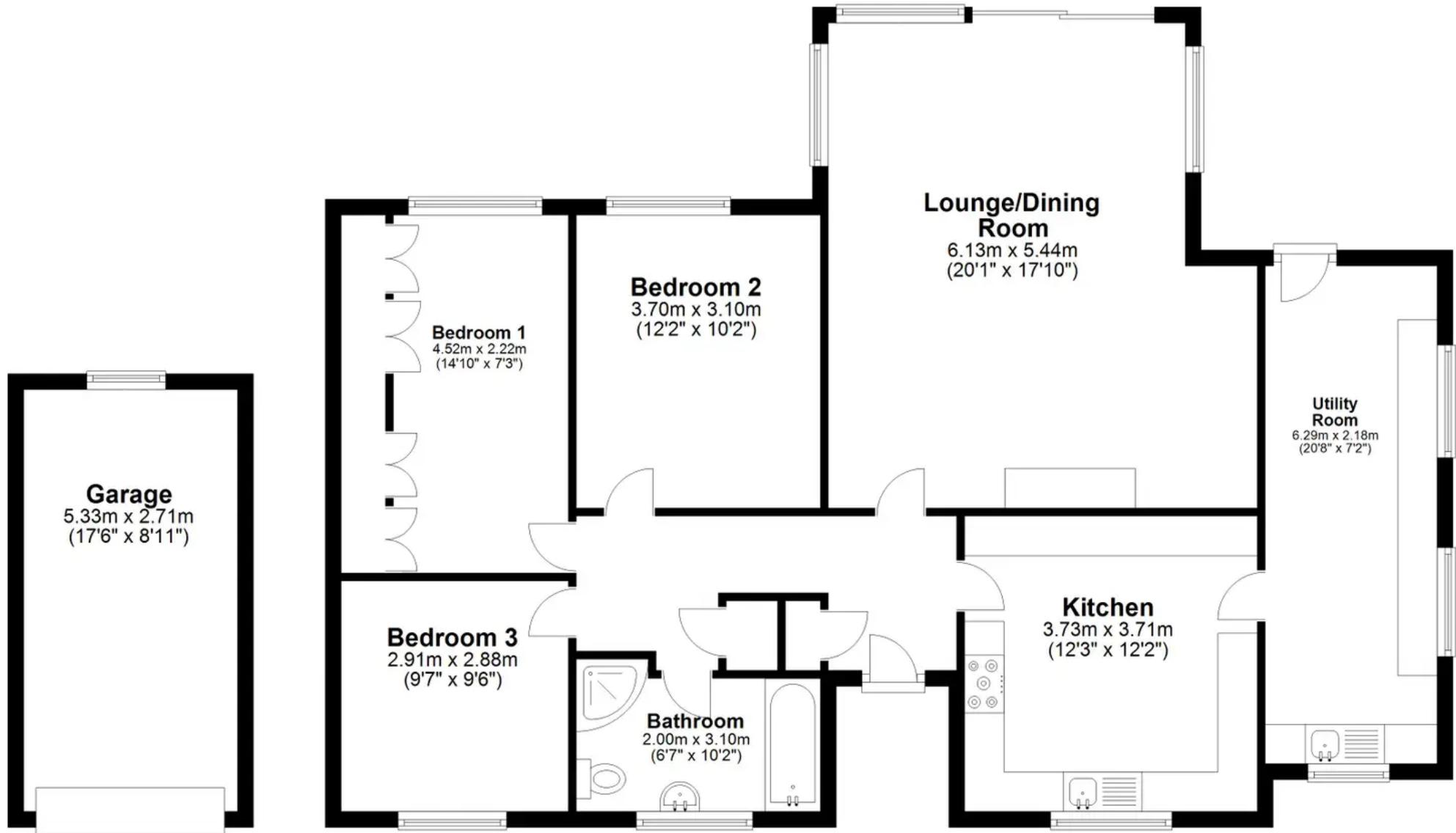
If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!





Ground Floor

Approx. 123.5 sq. metres (1329.8 sq. feet)



Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

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



Ensum Brown

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