



- Delightful Terraced Cottage
- Quiet & Highly Sought After Location
- 100ft Rear Garden
- Driveway Parking To Front & Rear
- Well Presented Throughout
- Lounge
- Open Plan Kitchen & Dining Room
- 3 Bedrooms
- First Floor Bathroom

GARDEN WALK, ROYSTON

3 1 2

A superbly located 3 bedroom terraced cottage, which can be found down a quiet lane on Garden Walk, within easy reach of the town centre, amenities, schools and station. Featuring a garden in the region of 100ft.

GUIDE PRICE
£350,000

Royston
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superbly located 3 bedroom terrace cottage, which can be found down a quiet lane on Garden Walk, within easy reach of the town centre, amenities, schools and station. Featuring a garden in the region of 100ft, this home must be viewed swiftly to avoid disappointment.

Unlike many cottages, this particular one features driveway parking to both the front and rear of the property. You have a gravelled driveway to the front and the terrace of cottages all have rear access with a driveway at the start of the enclosed garden space, this is an excellent benefit. The rear garden is approximately 100ft long, enclosed and mainly laid to lawn with shrubs and trees.

Entering the property itself, from the front entrance, you have a nicely sized living room with wood effect flooring, you will see upon entering that the property is in good decorative order with contemporary colours, a feature throughout this home. Stepping through the lounge you come to an open plan kitchen and dining room, a great open space where you can spend much time together and ideal for socialising. The kitchen area has a built-in oven, four ring gas hob with extractor over and integrated dishwasher. There is space for both a washing machine and fridge freezer, as well as ample built in storage and work surface space. The kitchen is nicely finished with tiled flooring, feature inset ceiling spotlights and a breakfast bar.

Going to the first floor, you have 3 bedrooms including a very generous master bedroom. Unlike many cottages the bathroom is located on the first floor and is re-fitted with a three piece suite in white comprising a panelled bath with shower over and glass screen, low level w.c. and wash hand basin. Nicely finished with part tiled walls.

Ensum Brown highly recommend viewing this delightful cottage for full appreciation, rarely do they come available and they are never on the market for long. Call today to arrange your private viewing appointment.

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. You have access to three food supermarkets in the town, Tesco, M&S and Aldi. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley, The Field and Barrington, just to name a few, which are within just a few miles of the town.

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 the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

