



- Semi Detached home
- High Desired Location
- Close To Station
- Lounge
- Open Plan Kitchen & Dining Room
- 3 Well Proportioned Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking

GAGE CLOSE, ROYSTON

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Ensum Brown are delighted to offer for sale this well presented semi detached home located in a highly desired and rarely available cul-de-sac location close to the train station. Benefits from 3 well proportioned bedrooms & no box room. Sold with the advantage of no upward chain.

GUIDE PRICE
£375,000

Royston
01763 750000

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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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 well presented semi detached home located on Gage Close, a quiet cul-de-sac location that is rarely available. This is a superb location close to Royston train station and also within walking distance of the town centre. This excellent home is sold with the advantage of no upward chain.

You approach the property to a driveway that leads to a single garage with up and over door and with power and light connected. Stepping into the property to an entrance porch, ideal as you have an ideal area before entering the main accommodation. The good sized lounge is dual aspect with a large double glazed window to front and double doors that open up to the rear garden, making the room feel extremely light and spacious. The lounge is nicely finished with wood effect laminate flooring.

The lounge has a door leading to the staircase to first floor and through to an open plan kitchen and dining room. The dining area again has wood effect laminate flooring. The kitchen area, with ceramic tiled flooring, has dual aspect windows and a further access door to the rear garden. The kitchen has ample work surface and a range of storage cupboards as well as space and provisions for all the appliances you could wish for.

Going to the first floor, this property has 3 bedrooms and unlike many 3 bedroom homes there is no box room. The generous master bedroom benefits from built in wardrobes. All bedrooms are serviced by a family bathroom with a three piece suite in white comprising of a panelled bath with shower over, low level w.c. and vanity unit housing a wash hand basin.

Going outside, the rear garden is nicely sized, so you do have potential to extend to the rear if you desired. The garden is mainly laid to lawn with a paved patio area off the rear of the property and benefits from a large timber storage shed, outside tap and with side access to the front.

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, Thefield 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!

