



- Modern Town House
- Constructed In 2015
- Completed To Exceptional Standard
- Over 1300sq ft Of Accommodation
- Quite & Exclusive Development
- 3 Reception Rooms
- Utility/Cloakroom
- Flexible Accomodation
- 4 Bedrooms

TYNAN CLOSE, ROYSTON

4 2 3 EPC B

This modern town house, only constructed in 2015, that is situated on a small and quite exclusive development on a quiet no through road. With exceptionally presented accommodation in excess of 1300sq ft this home represents excellent value for money.

GUIDE PRICE
£375,000

Royston
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern three storey town house located on a small development of homes constructed in 2015. This highly desired area benefits from being a no through road, making it a quiet location to live but still very convenient to access local amenities, road networks and the train station. The property is completed to an exceptional standard and with over 1300sq ft of accommodation it represents fantastic value for money at just £288 per square ft.

This modern town house is the style of living that many desire and gives you far greater space of living and bedroom accommodation. Rooms are also very flexible in their use dependent on your needs. The ground floor accommodation comprises of a generous entrance hall giving access to the first floor, a reception room to the front, ideal as a study, a very useful utility room and cloakroom combined and to the rear an open plan kitchen/dining and family room. This really is the heart of the home, a place you can spend most of your day and ideal if you have children and are watching them play in or outside, or a fantastic space to entertain with family and friends. The kitchen area includes a built in oven, 5 ring gas hob with contemporary extractor hood over, integrated dishwasher and fridge/freezer. Completed to a high standard with granite work surfaces, high shine ceramic tiled floor, tiled splash backs and inset ceiling spotlights. The family room has two windows overlooking the rear garden, an access door and completed with wood effect flooring.

Going to the first floor, you have the dedicated lounge overlooking the rear, a generous second bedroom that could easily be an additional reception room if desired and a family bathroom with a three piece suite in white comprising of a panelled bath with shower attachment, low level w.c. and wash hand basin, fully tiled walls and floor. On the second floor you have three bedrooms including a spacious master suite with built in range of fitted wardrobes and with en-suite facilities with shower cubicle and nicely matching the family bathroom of the first floor.

Outside, you have a rear garden that benefits from a high degree of privacy and is landscaped into three areas, with a patio area immediately off the property, a lawned area and to the rear a timber decking area including a timber storage shed. You have side access to the front where you have a landscaped maintenance free frontage and allocated parking for two vehicles. Also of note, this home is very energy efficient, not just from being a home built to current high energy standards but also as it has solar panning.

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!

