



- Constructed In 2016
- Over 1100 Sq Ft Of Accommodation
- Immaculately Presented Throughout
- 3 Bedrooms & Loft Room
- Lounge With Bay Window
- Open Plan Kitchen Dining Room
- Entrance Hall With Cloakroom
- En-Suite & Family Bathroom
- Enclosed Rear Garden

## TYNAN CLOSE, ROYSTON

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Ensum Brown are delighted to offer for sale this immaculately presented, 3 bedroom & loft room, modern home that was constructed in just 2016 with over 1100 sq ft of highly energy efficient accommodation. A highly regarded and quiet development that is a no through road. Viewing recommended.

GUIDE PRICE  
**£350,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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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	91
(81-91)	B		
(69-80)	C		
(55-68)	D		



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this immaculately presented home that was constructed in 2016 on this quiet development that is a no through road. With over 1100 sq ft of accommodation this home feels more spacious than most new build homes of similar style, emphasised by the generous entrance hall when you step inside and there you will see this is a home where you can move straight in with no work to do if you don't wish.

The traditional layout includes cloakroom facilities off the entrance hall which also gives access to the lounge to the front aspect and open plan kitchen dining room to the rear aspect. The lounge is a delightful room that you can shut off from the rest of the house and features a bay window to the front and feature fireplace as an excellent focal point.

The open plan kitchen dining room is exactly what people look for in the modern home. The dining area has nicely contrasting wood effect floor from the kitchen area and gives access to the rear garden. The dining area is extremely light due to the floor to ceiling feature window allowing light to flood in. The kitchen area has excellent storage and work surface space and also includes every integrated appliance you could possibly wish for. This includes a built-in oven, four ring gas hob with chrome extractor hood over, dishwasher, washing machine and fridge/freezer. Superbly finished with contemporary tiled splash backs and inset ceiling spotlights.

The first floor has three well-proportioned bedrooms including a particularly generous master bedroom with an en-suite shower room with double shower cubicle. The other two bedrooms are served by a family bathroom that nicely matches the en-suite, both of which have fully tiled floors and walls and are superbly finished with heated towel rails and feature ceiling spotlights. A real bonus to this home, that many others don't have, is a fully converted loft space with access from the landing that the current owners use as a home office but has complete versatility of use.

Going outside, the enclosed rear garden is mainly laid to lawn with a patio area as you step out of the property. You have a timber storage shed and side gate giving you easy access to the front and the allocated parking space. As well as allocated parking you also have visitors parking. Finally and worth mentioning, this property features solar panels and is highly energy efficient and therefore economical to run.

## 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. 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!

