



SAFFRON STREET, ROYSTON

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Ensum Brown are delighted to offer for sale this, 3 bedroom, detached bungalow that is located in a quiet residential location that rarely comes available and is sold with no upward chain. Accommodation is well presented throughout; you could move straight in without any work required.

OFFERS IN EXCESS OF
£450,000

- Detached Bungalow
- Highly Desired Location
- Well Presented Throughout
- Open Plan Lounge & Dining Room
- Kitchen With Integrated Appliances
- 3 Well Proportioned Bedrooms
- Re-Fitted Shower Room
- Landscaped Rear Garden
- Garage & Driveway Parking

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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



Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	



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PROEPRTY INSIGHT

Ensum Brown are delighted to offer for sale this detached bungalow that is located in a highly desired and quiet cul-de-sac location that rarely comes available. Accommodation is well presented throughout and if you wish you could move straight in without any work being required. This home is being sold with the advantage of no upward chain.

Approaching the property, you have a private driveway that leads to a single garage to the side. The garage has an electric door, power and light connected, offers eaves storage and a rear access door to the garden. You enter the property into a spacious entrance hall that has a useful built in double cupboard for all your shoes and coats.

To the rear of the accommodation, you have a spacious and open plan lounge dining room. The lounge has a feature fireplace as a nice focal point and has double glazed sliding patio doors that open up to the landscaped rear garden. Also, to the rear of the property that overlooks and is another access point to the rear garden is the kitchen. The kitchen is fitted with a modern range of wall and base units with work surfaces over. Integrated appliances include an eye level oven, four ring gas hob with extractor hood over, washing machine and dish washer. There is also space for a fridge/freezer. The kitchen is superbly finished with low level and under cupboard lighting, tiled splash backs, tiled flooring and with inset ceiling spotlights.

The property offers three well-proportioned bedrooms, but if you do not need three bedrooms you could of course use one or even two for other uses, this is completely flexible. The master bedroom and second bedroom are both comfortable double rooms and the master has built in double wardrobes. All bedrooms are served by a re-fitted shower room, but if you wanted a bath you could easily adjust this. The shower room is fitted with a large walk-in shower cubicle with glass screen, a low level w.c. with concealed cistern and vanity unit housing a wash hand basin. Once again, this room is nicely completed, with tiled walls and wood effect flooring.

Going outside, to the rear, you have a delightful enclosed rear garden that has been landscaped to make the garden a very useable space and with ease of maintenance, it also offers a high degree of privacy. The garden is on split levels with a large paved patio area, raised lawned area and raised flower and shrub planting. As well as access to the rear of the garage you have a passageway giving 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. 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!

