



- Extended Semi Detached Home
- Renovated Throughout
- Highly Desired Cul-De-Sac Location
- Open Plan Living
- High Specification Kitchen
- Utility Room & Cloakroom
- 3 Double Bedrooms
- Re-Fitted Bathroom
- Garage & Driveway Parking

## THURNALL AVENUE, ROYSTON

3 1 2

Ensum Brown are delighted to offer for sale this extended and greatly improved 3 bedroom semi-detached home located in a highly regarded residential location. An open plan lounge, dining, family room and kitchen is a real showpiece of this fantastic home. Internal viewing is highly advised.

OFFERS IN EXCESS OF  
**£400,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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@ensumbrown

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended and greatly improved semi-detached home that is located in a quiet cul-de-sac location in this high regarded residential area within Royston. The standard of work that this home has been completed to in recent months is just fantastic and you could easily move straight in and just add your own personal touch if you wished. The property has recently had a newly fitted condensing combination boiler with Drayton wiser smart heating control

Approaching the property, you will find a block paved driveway providing off street parking for two vehicles and leading to a garage that is situated under the living accommodation, due to the elevated positions of these homes. Stepping inside to a useful entrance hall, this leads through to the real triumph of this home, the extension and recent updates, an open plan lounge, dining room, family room and kitchen. This is the style of living that many now look for in the modern home and is a great space to spend the day as a family and also entertaining friends.

The reception space is light and airy and nicely completed with engineered wood flooring, a feature fireplace, inset ceiling spotlights, Electric Velux roof windows in the rear extension and bi-fold doors that open up to the rear garden. The space is also very flexible in the way you use it and can suit your specific needs. The kitchen area has been re-fitted to a particularly high specification and is completed with Quartz work surfaces with complementary splash backs, a Butler sink and tile effect floor, a nice contrast to the wood flooring in the reception space. There is space for a range oven with extractor hood over, dishwasher and fridge/freezer. In addition, you have a utility room for further storage and for the washing machine and tumble dryer and finally a very useful ground floor cloakroom.

Going upstairs, you have three well-proportioned double bedrooms all of which have built in wardrobes and there is certainly no box room. The master bedroom is particularly generous and benefits from twin built in wardrobes, as well as elevated views over the surrounding area. The bathroom on this level has been re-fitted and once again to a high standard. The bathroom consists of a three piece in white comprising panelled bath with shower over, low level w.c. with concealed cistern and a vanity unit housing a wash hand basin. The contemporary white tiled splash backs are yet another superb finishing touch.

Outside, to the rear, you have an enclosed garden with ease of maintenance. With split levels you have a combination of lawn, flower beds, space for a patio area and a timber storage shed. Also, with a useful side access gate to the front of the property.

Call Ensum Brown today to arrange your private viewing time, this one won't be available for long!

## 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, 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!

