



- Updated Period Cottage
- 100ft Enclosed Rear Garden
- Quiet Location On A No Through Road
- Driveway Parking To Front & Rear
- Lounge
- Re-Fitted Kitchen/Dining Room
- 3 Bedrooms
- Re-Fitted Bathroom
- Recently Replaced Boiler

GARDEN WALK, ROYSTON, SG8

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Ensum Brown are delighted to offer for sale this superbly updated period cottage located on a quiet lane of just a handful of cottages on Garden Walk, on a no through road, close to both the town & station. Comprises lounge, re-fitted kitchen dining room, 3 bedrooms & re-fitted bathroom.

GUIDE PRICE
£350,000

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.

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
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superbly updated period cottage, perfectly situated off the main road off Garden Walk, on a quiet side lane of just a handful of homes with no through traffic. The location is ideal if you want a short walk in to town or to the station. The property also benefits from an enclosed garden of approximately 100ft.

Approaching the property, you have both a newly laid block paved driveway to the front, but also with vehicle access to the rear for all the cottages with further driveway parking directly behind your home. Typical of some period properties, the garden is located in direct line to the property from the rear with the gap of the vehicle access to the behind and creating this ideal parking area. The garden itself is enclosed by low level fencing with gated access, being mainly laid to lawn and as mentioned, of approximately 100ft.

Stepping inside the property itself, you will find this home in excellent decorative order throughout and has also had a recently replaced gas boiler. To the front you have a good-sized lounge with wood flooring. To the rear is a fantastic, open plan, kitchen/dining room that feels very light and spacious with the wood flooring continuing from the lounge and with both a window and door to the rear aspect.

The kitchen area has been refitted with a contemporary but sympathetic range of wall and base units with wooden work surfaces over. Integrated appliances include an oversized double oven and four ring gas hob with extractor over. There is also space and plumbing for a washing machine and space for a fridge/freezer. The kitchen is nicely completed with tiled splash backs and inset ceiling spotlights.

Going upstairs, off the landing, you have three bedrooms. The master bedroom is particularly spacious and benefits from fitted wall to wall wardrobes with mirrored sliding doors. All bedrooms share the use of a re-fitted bathroom that includes a three piece suite in white comprising a panelled bath with rain head shower over and glass screen, low level w.c and vanity unit housing a wash hand basin. Once again, this room has been superbly completed with contemporary tiled splash backs, wood effect flooring and a chrome heated towel rail.

Call Ensum Brown today to arrange your private viewing appointment, don't delay, this home won't be on the market 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, 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!

