



- Superb Detached Home
- Popular 'Twigden' Development
- Lounge
- Open Plan Kitchen/Dining Room
- Integral Garage With Conversion Potential
- Ground Floor Cloakroom
- 3 Well Proportioned Bedrooms
- Master Bedroom with En-suite
- Generous Endosed Garden

FIELDFARE WAY, ROYSTON

3 2 1 EPC D

Ensum Brown are delighted to offer for sale this 3 bedroom detached home on the popular Twigden Development. One of the earlier constructed homes on this development with a much more open feel to its surroundings. Well presented throughout and an early viewing is highly recommended.

GUIDE PRICE
£475,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

facebook.com/ensumbrown
@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		85
(69-80)	C		
(55-68)	D	58	



FIELDFARE WAY, ROYSTON, SG8

GUIDE PRICE
£475,000

Ensum Brown are delighted to offer for sale this 3 bedroom detached home on the popular Twigden Development. One of the earlier constructed homes on this development with a much more open feel to its surroundings. Well presented throughout and an early viewing is highly recommended.

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this detached home located on the always popular Twigden development. This well presented home is one of the earlier constructed homes on this development and has a much more open feel to its surroundings.

This particular home has excellent frontage and provides off street parking for several vehicles and leads to an integral garage. The garage has power and light connected and can be accessed from within the property, making it an excellent opportunity to easily convert if desired.

Stepping inside, you will find this home in excellent decorative order throughout. You have a useful entrance hall to the front giving access to the first floor and also with a useful ground floor cloakroom off. Going through, you come to the main reception room, a nice sized lounge that overlooks and gives access to the rear garden through sliding patio doors. The lounge also has an under stairs cupboard, double glass doors to the open plan kitchen and dining room and nicely finished with wood effect laminate flooring.

The kitchen dining room has windows to both the rear and side aspects, as well as a door to the outside. The kitchen is fitted with a range of wall and base units with work surfaces over and has an integrated oven, combination microwave oven, four ring gas hob with extractor over, plumbing for dishwasher and washing machine and space for a fridge/freezer. Once again, this room has been nicely completed with tiled flooring and tiled splash backs.

Going to the first floor, you have 3 well-proportioned bedrooms and certainly no box room. The master bedroom is particularly generous and benefits from fitted wardrobes and storage, as well as an en-suite shower room. The other two bedrooms have the use of a family bathroom with a white three piece suite including a panelled bath.

Finally, the outside space for this home is excellent and therefore offers potential opportunity for a rear extension if desired, subject to planning. The garden is mainly laid to lawn with flower and shrub borders and a paved patio area. There is an access gate giving access to the front.

Call Ensum Brown today to arrange your private viewing appointment of this superb detached home.

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!

