



- Modern Terraced Home
- Cul-De-Sac Location
- Immaculately Presented Throughout
- Lounge
- Open Plan Kitchen & Dining Room
- Range Of Integrated Kitchen Appliances
- Ground Floor Cloakroom
- 3 Well Proportioned Bedrooms
- En-Suite & Family Bathroom

## MCCRAE CLOSE, ROYSTON

3 2 1 EPC A

Ensum Brown are delighted to offer for sale this modern terraced home offered for sale in immaculate condition throughout, having only been constructed in 2016 and benefiting from being in small cul-de-sac position of just a handful of homes on a no through road. Viewing highly recommended.

OFFERS IN EXCESS OF  
**£350,000**

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	90	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 modern terraced home offered for sale in immaculate condition throughout, having only been constructed in 2016 and benefiting from being in small cul-de-sac position of just a handful of homes on a no through road.

Benefiting from allocated parking directly opposite and with further visitors parking it is also nicely situated with a small playgreen a stone throws away, ideal if you do have children, but far enough away that you won't hear any if you don't wish.

Being only recently constructed this home is superbly kept throughout and neutrally decorated, you could certainly move straight in. A great benefit of this home is that it also offers a better sized garden than most of the same sized accommodation and style of home on this development.

Stepping inside, you have a great sized entrance hall, which as well as giving access to the first floor and all ground floor rooms, it also has a cloakroom toilet off and with an under stairs storage cupboard. To the front you have a generous lounge with bay window to the front and being nicely finished with wood effect flooring. Across the rear of this home, you have an open plan kitchen and dining room with a window to rear, door to rear garden and really nice contrasting flooring, with wood effect flooring to the dining area and a high shine ceramic tile to the kitchen area.

The kitchen is complete with a range of wall and base units with granite work surfaces with complementary splash backs and with an inset single bowl sink. Integrated appliances include an oven, 5 ring gas hob with extractor over, dishwasher, washing machine and fridge/freezer. Inset ceiling spotlights are yet another great finishing feature.

On the first floor, off the landing, you have three well-proportioned bedrooms and no box room. The master bedroom benefits from its own en-suite shower room and the other bedrooms are served by a family bathroom with a three-piece suite in white including a panelled bath with shower attachment.

The enclosed rear garden is mainly laid to lawn with a flower bed, a paved patio area, timber storage shed and further hidden storage area with paved patio to the rear. Also of note and as you will see from the rear, this property benefits from solar panels, giving it excellent energy efficiency and reducing your utility bills.

## 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!

