



- Extended Home On Sought After Development
- Well Presented Throughout
- Lounge & Dining/Garden Room
- Kitchen
- Cloakroom
- 2 Bedrooms
- En-Suite & Bathroom
- Enclosed Rear Garden
- Driveway & Car Port Parking

## HERON WAY, ROYSTON, SG8

Ensum Brown are delighted to offer for sale an extended & well-presented 2 bedroom home located on the popular Twigden development. A fantastic rear extension with vaulted ceiling adds another significant reception room & still with a good rear garden, making this home stand out from the rest.

GUIDE PRICE  
**£335,000**

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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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		85
(69-80)	C	72	
(55-68)	D		





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended and very well presented home located on the popular Twigden development. A fantastic single storey rear extension with vaulted ceiling adds another significant reception room that makes this home stand out from the rest. Even with this extension, this home still benefits from a good size rear garden.

Approaching the property, you have driveway parking for several vehicles, including a covered car port parking area, again not many homes of similar style have this advantage. Entering the property, into the reception hall, you have a cloakroom toilet off to the front and staircase to the first floor. The main reception room, the lounge, is to the front and features engineered oak flooring and with neutral décor, this is a theme throughout.

The kitchen, located centrally between the two reception rooms, has an open plan feel to the rear reception room making it feel more spacious and is fitted with a range of wall and base units. There is an integrated oven, four ring gas hob with extractor over, space for a fridge/freezer and space and plumbing for a washing machine. Going through to the before mentioned rear extension, this is very flexible in its use. The room is nicely completed with wood flooring, Velux roof windows, window to the side aspect and double doors to the rear garden.

Going upstairs, you have two bedrooms off the landing, the master bedroom is a good double and features built in wardrobes and also with its own spacious en-suite with a three piece suite in white including a shower cubicle. The other bedroom is a good single and has the use of a family bathroom, again with a three piece suite in white and this one with a panelled bath.

The rear garden is mainly laid to lawn with flower and shrub borders and mature trees, benefiting from a high degree of privacy. You have a timber storage shed and also gated access to the front via the car port area.

Call Ensum Brown today to arrange your private viewing appointment. Hurry, this one 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!

