



SASSOON DRIVE, ROYSTON

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Ensum Brown are delighted to offer for sale this immaculately presented, modern 3 bedroom detached home, constructed in 2016 and located on a corner plot of this popular development with the benefit of a double width driveway to the side. Sold with the advantage of no upward chain.

GUIDE PRICE
£425,000

- Modern Detached Home
- Corner Plot
- Double Width Driveway To Side
- Immaculate Condition
- Lounge
- Kitchen/Dining Room
- Cloakroom
- 3 Bedrooms
- En-Suite & Family Bathroom

Royston
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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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this immaculately presented modern detached home, constructed in just 2016, and located on a corner plot on this sought-after development. Benefiting from a double width driveway to the side, that is rare to find, and being sold with the advantage of no upward chain.

Entering the property, into the entrance hall with cloakroom toilet off, you will see this home is superbly presented and with neutral décor, this is a theme throughout. To the left, you have a dual aspect living room which is both light and spacious and with wood effect flooring. To the other side is the open plan kitchen/dining room, once again, a large and spacious dual aspect room with a door off the dining area giving access to the rear garden.

The kitchen area is fitted with a range of wall and base units with granite work surfaces over. Integrated appliances include a double oven, four ring gas hob with extractor over, dishwasher, washing machine and fridge/freezer. Nicely completed with feature under cupboard lighting, inset ceiling spotlights and high shine ceramic tiled flooring, nicely contrasting from the wood effect flooring of the dining area.

Going to the first floor, this home continues to impress. Off the landing, you have three well-proportioned bedrooms, there are no box rooms in this home. The master bedroom features an en-suite, fitted with a three-piece suite in white and including a double walk-in shower cubicle. The other two bedrooms share the use of a family bathroom, again, with a three-piece suite in white and including a panelled bath. Both are completed to a high standard with tiled walls and floors and include a chrome heated towel rail.

Outside, to the rear, you have a nice, enclosed, garden that is mainly laid to lawn with flower and shrub borders and extends to behind the driveway parking area to give extra space. Also, with a paved patio area immediately off the property and with a side access gate.

Call Ensum Brown today to arrange your private viewing appointment.

LOCATION - ROYSTON

Royston is a traditional English town, located within Hertfordshire and on the border of Cambridgeshire, just 14 miles from the city of Cambridge. Royston has a wealth of rich heritage, grown from the crossing of two ancient thoroughfares-Roman and prehistoric-and has attracted many great names, including many Royal family members.

The town enjoys numerous green open spaces, including the renowned Therfield Heath nature reserve, and lies on the northern slopes of the Hertfordshire Chalk Downs. Royston even has its own cave, revealed back in the 18th Century, carved out of chalk and located under the crossroads in the centre of town.

On the outskirts of the town, there is a larger group of supermarkets, and within the town centre, there is a wide variety of cafes, restaurants, bars and public houses, offering a diverse mix of food and drink, as well as a market and a high street full of bustling shops, including post offices, convenience stores, hairdressers, and clothing boutiques. Residents have access to a range of doctor's surgeries, dentists, schools, and a leisure centre, providing a fully stocked gym and fitness classes. Whether you are young or old, single, a couple or a family, Royston has all the facilities you may need, and there are even lots of clubs and activities to join, such as tennis, rugby, hockey and golf.

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 residents, visitors and businesses. The town is located on the A10, with the A1M and M11 each within a 15-minute drive. There is a mainline train station with a regular service direct to London Kings Cross as quick as 38 minutes. If you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away.

If you aren't familiar with Royston and its beautiful surrounding countryside, we recommend paying it a visit today!

