



- Semi Detached Home
- Highly Sought After Cul-De-Sac Location
- Extended Accommodation
- Lounge & Separate Dining Room
- Re-Fitted Kitchen/Breakfast Room
- Cloakroom
- 3 Well Proportioned Bedrooms
- Re-Fitted Bathroom
- Enclosed Rear Garden

## GAGE CLOSE, ROYSTON

3 1 2 EPC

Ensum Brown are delighted to offer for sale this extended semi-detached home located in a highly sought after residential location. Accommodation comprises a lounge, dining room, cloakroom, re-fitted kitchen breakfast room, 3 well-proportioned bedrooms and bathroom. Early viewing advised.

GUIDE PRICE  
**£390,000**

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.





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended semi-detached home, located in a highly desired residential location that is convenient for both the train station and town centre.

Approaching the property, you have driveway parking for several vehicles, this leads to an integral garage, ideal for conversion if preferred. Entering the property itself, the entrance hall has a cloakroom toilet off and gives access to your main living accommodation. The ground floor is particularly spacious thanks to the rear extension. To the front you have a lounge, with feature fireplace, which leads through to a dining room with double doors to the rear garden.

A great benefit of the extension is the creation of a spacious and re-fitted kitchen breakfast room. Fitted with a range of contemporary high shine wall and base units with work surfaces over with an inset stainless steel one and a half bowl sink and drainer unit. Fitted with a range of integrated appliances including an eye level double oven, 4 plate electric hob with extractor over, dishwasher and fridge/freezer. There is also space and plumbing for a washing machine. Nicely completed with tiled flooring, a breakfast bar and with a useful door to the rear garden.

Going to the first floor, off the landing, you have three well-proportioned bedrooms, there is no box room in this home. All bedrooms are served by a family bathroom that has been re-fitted with a three-piece suite in white comprising of a panelled bath with shower over and glass screen, low level w.c. and wash hand basin. Superbly completed with tiled walls and floor and with inset ceiling spotlights.

Outside, to the rear, the enclosed garden is mainly laid to lawn with flower and shrub borders and with a paved patio area directly off the property. Also, with a timber storage shed and useful side access gate to the front of the property.

Call Ensum Brown today to arrange your private viewing appointment, don't delay, we already have considerable interest.

## 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!

