



Morton Street, Royston, SG8 7AZ

CHEFFINS

Morton Street

Royston,
SG8 7AZ

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Guide Price £650,000

A most attractive and sympathetically extended detached late Victorian residence constructed with brick elevations under pitched slate roofs. The impressive accommodation offers flexible living extending to approximately 1342sq. ft. arranged over three floors. The property occupies a highly sought after residential location, offering easy access to the centre of this vibrant market town and mainline rail station with direct links to London Kings Cross and Cambridge.





LOCATION

Royston is strategically positioned at the crossroads of major transportation routes, facilitating seamless connectivity. Commuters benefit from easy access to the A505 and A10 roads, as well as proximity to the M11 and M25 motorways. Royston railway station further enhances its accessibility, providing direct rail links to London, Cambridge, and beyond. The town's amenities cater to diverse needs, featuring a range of shops, restaurants, and cultural attractions. Residents enjoy a balanced lifestyle, surrounded by the beauty of Royston Heath and the convenience of well-connected transport networks.

GROUND FLOOR

With entrance door, exposed floorboard, stairs to the first floor, doors to

LOUNGE

With timber double glazed sash bay window to the front aspect, exposed floorboards, Chesney's wood burning stove with granite hearth

DINING ROOM

With double glazed timber sash window to the rear aspect, door to basement, exposed floorboards, Hamlet multi fuel burning stove with slate hearth, door to

KITCHEN / DINER

With timber double glazed sash window to the side aspect, glazed timber door to patio area, Velux windows over dining area, range of eye and base level units, solid oak worktop with inset four ring gas burning hob, integrated chest level double oven with microwave over, integrated fridge freezer, space and plumbing for dishwasher, integrated washing machine, Corian counter with inset sink, part tiled walls, tiled floor, UPVC French doors to the garden, cupboard housing combi boiler, door to

GUEST CLOAKROOM

With UPVC window to the side aspect, low level wc, corner basin with chrome mixer tap over, tiled floor

FIRST FLOOR**LANDING**

With frosted single glazed timber window to the side aspect, doors to

BEDROOM ONE

With timber double glazed sash windows to the front aspect, feature fireplace, fitted wardrobes, air conditioning unit

BEDROOM TWO

With double glazed timber sash window to the rear aspect

BEDROOM THREE

With double glazed timber sash window to the side aspect

FAMILY BATHROOM

With double glazed timber sash window to the front aspect, suite comprising; low level wc, vanity unit with inset basin and chrome mixer tap over, panelled bath with shower over, loft access via hatch

OUTSIDE

The front garden is retained by a low level fence with an opening to the driveway and features a deep box hedge, tree and a gate offering access to a decorative tiled pathway leading to the entrance door.

The fully enclosed rear garden has been thoughtfully landscaped and is mostly laid to lawn featuring a selection of patio areas, well stocked feature flower beds, mature trees, pond, bike store, storage sheds, external lights and taps and gated side access.

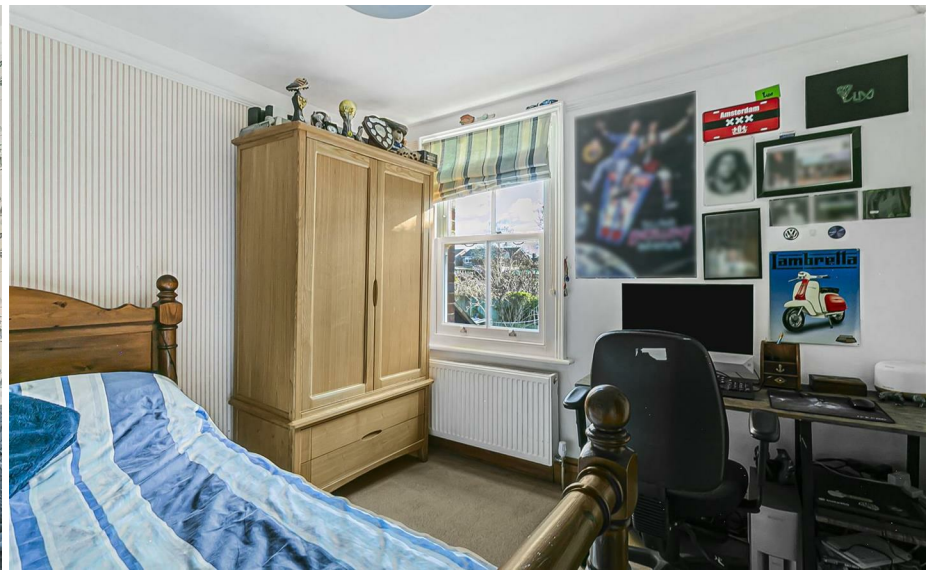
AGENTS NOTE

Driveway parking for a small car and on street permit parking available.

Gas fired central heating throughout.

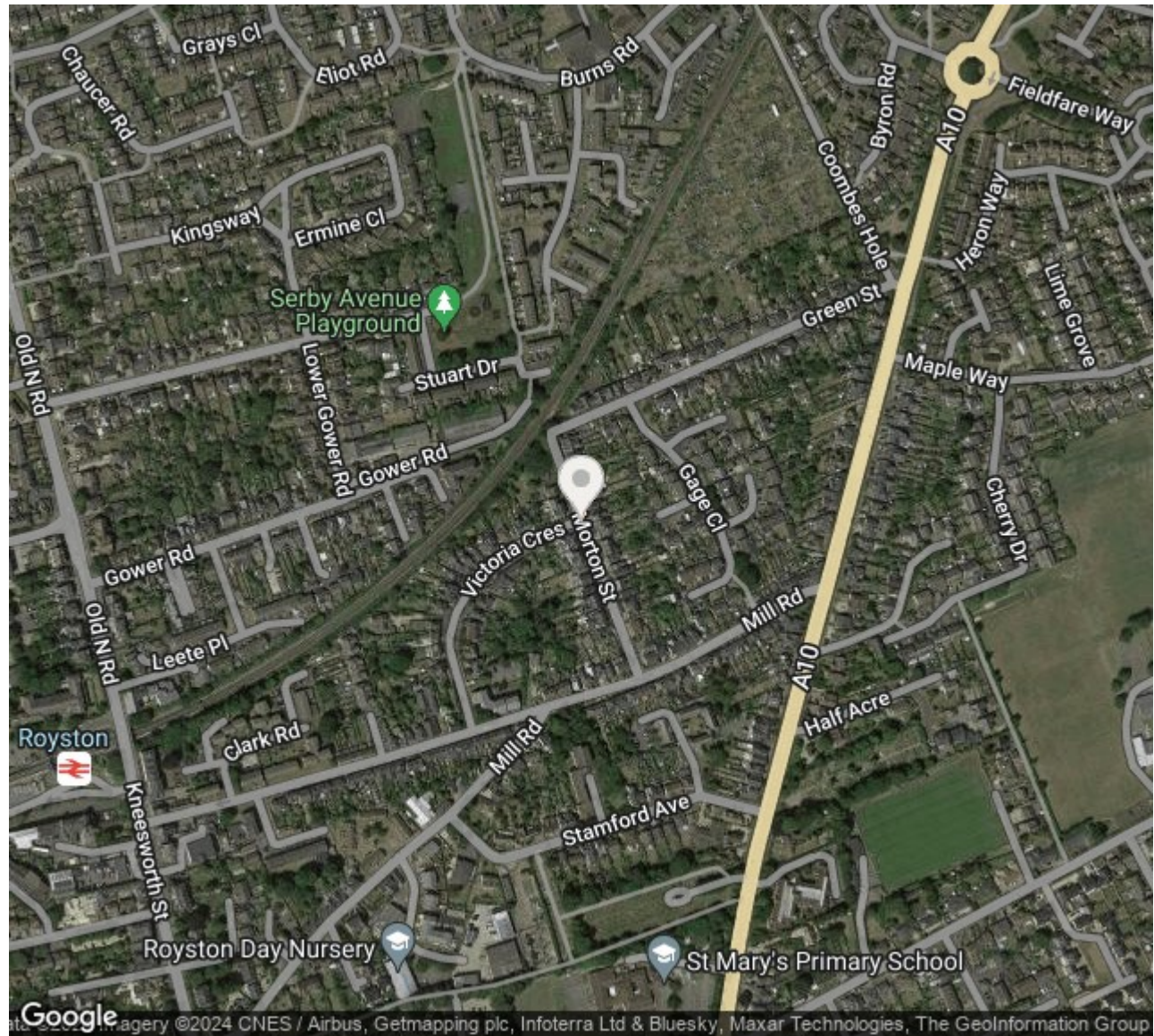
Top broadband speed of up to 1000mbps.

All mains services connected to the property.



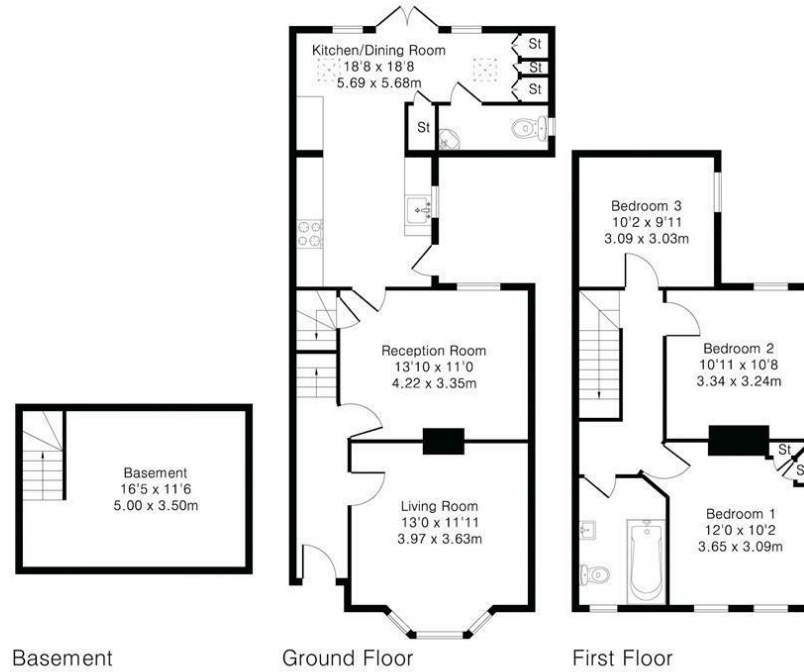
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - North Hertfordshire





Approximate Gross Internal Area 1342 sq ft – 125 sq m
 Basement Area 188 sq ft – 18 sq m
 Ground Floor Area 661 sq ft – 61 sq m
 First Floor Area 493 sq ft – 46 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.