



Old North Road, Royston, SG8 5DT

CHEFFINS

Old North Road

Royston,
SG8 5DT

- Gas Fired Central Heating Throughout
- Driveway Parking for Three Cars
- Garage with Up and Over Door
- Idyllic Town Centre Location
- Secluded Rear Garden Approximately 100ft Long

A magnificent semi detached late Victorian residence commanding a captivating presence within the centre of this thriving market town, offering easy access to the mainline rail station with direct links to London Kings Cross and Cambridge. The exceptional accommodation extends to approximately 2098 sq. ft. arranged over four floors and has been sympathetically renovated and extended to create a truly remarkable atmosphere seamlessly coupled with a wealth of period features including large sash windows, soaring ceilings and charming feature fireplaces. This wonderful home was constructed circa 1890 and enjoys towering red brick elevations under pitched slate roofs.

5 2 4

Guide Price £900,000





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.

ENTRANCE HALLWAY

With entrance door featuring stained glass window over, solid oak flooring, single glazed sash window to the rear aspect, stairs to first and lower ground floor, doors to:

LOUNGE

With single glazed sash bay windows to the front aspect, solid oak flooring, wood burning stove with granite hearth and natural stone mantle, exposed brick feature wall.

FAMILY ROOM

With single glazed sash windows overlooking the garden, feature fireplace with tiled hearth, decorative tiled inserts, and wooden mantle, solid oak flooring.

GYM/GAMES ROOM

With double glazed window to the front aspect and single glazed windows to the side and rear aspect, solid oak flooring, loft access via hatch.

LOWER GROUND FLOOR**HALLWAY**

With single glazed window to the side aspect, part metro tiled walls, tiled floor, open to kitchen, doors to:

KITCHEN/BREAKFAST ROOM

With single glazed sash window to the front aspect with low level shutters, country style kitchen with a range wooden cabinets and drawers, granite counter with undermounted sink with chrome mixer tap over, island with granite counter and breakfast bar, dual fuel Aga with six ring gas burning hob and electric ovens, space for American style fridge freezer, space and plumbing for washing machine, cupboard housing hot water cylinder, exposed feature brick walls, tiled floor, open to:

DINING ROOM

With single glazed sash windows to the rear aspect, wood burning stove with granite hearth and wooden mantle over, solid oak flooring.

UTILITY CUPBOARD/BOOT ROOM

With window to the side aspect, space and plumbing for washing machine with dryer over, tiled floor.

GUEST CLOAKROOM

With single glazed window to the rear aspect, low level wc, corner basin with chrome mixer tap, tiled floor, part metro tiled walls.

FIRST FLOOR**LANDING**

With single glazed sash window to the rear aspect, solid oak flooring, stairs to the second floor, doors to:

BEDROOM 2

With single glazed sash windows to the rear aspect.

BEDROOM 3

With single glazed sash bay windows to the front aspect, fitted wardrobes, integral storage cupboard.

FAMILY BATHROOM

With single glazed window to the front aspect, suite comprising; low level wc with eco flush button, freestanding bath with freestanding mixer tap with hand held shower head attachment, large walk in shower cubicle with drencher head over, wall mounted basin with mixer tap over, chrome heated towel rail, tiled floor, part tiled walls, exposed feature brick walls.

SECOND FLOOR**LANDING**

With single glazed sash window to the rear, solid oak flooring, doors to:

PRINCIPAL BEDROOM

With single glazed sash windows to the front aspect with low level shutters, solid oak flooring, open to:

EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with eco flush button, freestanding bath with freestanding chrome mixer tap with hand held shower head attachment, large walk in shower with drencher head over, exposed beams, part tiled walls, tiled floor.

DRESSING ROOM/BEDROOM 5

With roof light over.

BEDROOM 4

With single glazed sash window to the rear aspect with low level shutters.

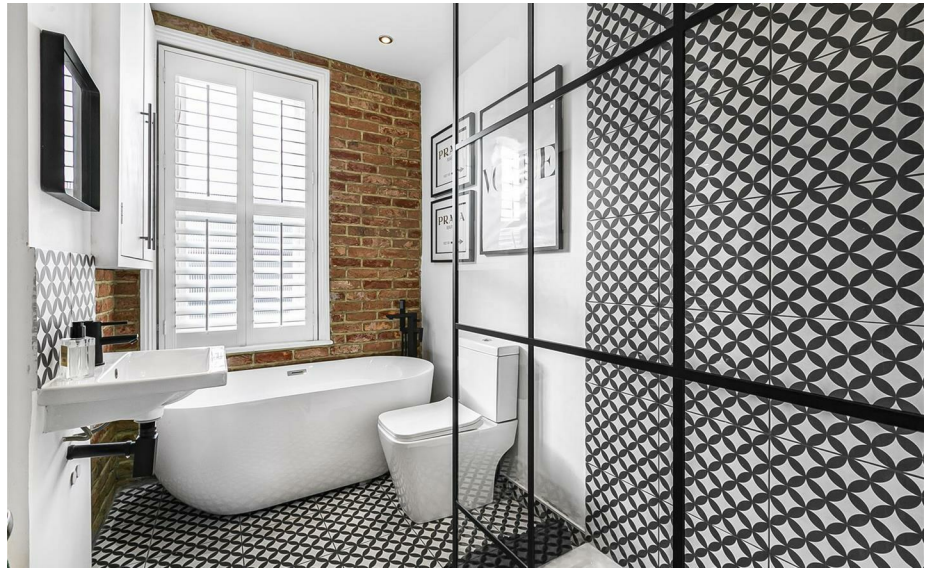
OUTSIDE

The front boundary is retained by a low level hedge with an opening to the paved and gravel parking area leading to the garage with light and power and steps up to the entrance door.

The fully enclosed part walled rear garden has been extensively landscaped boasting a well maintained lawn area, patio area, decorative borders with mature shrubs and trees, external lights, door to the garage, storage shed and a paved pathway leads to a separate patio seating area at the end of the garden.

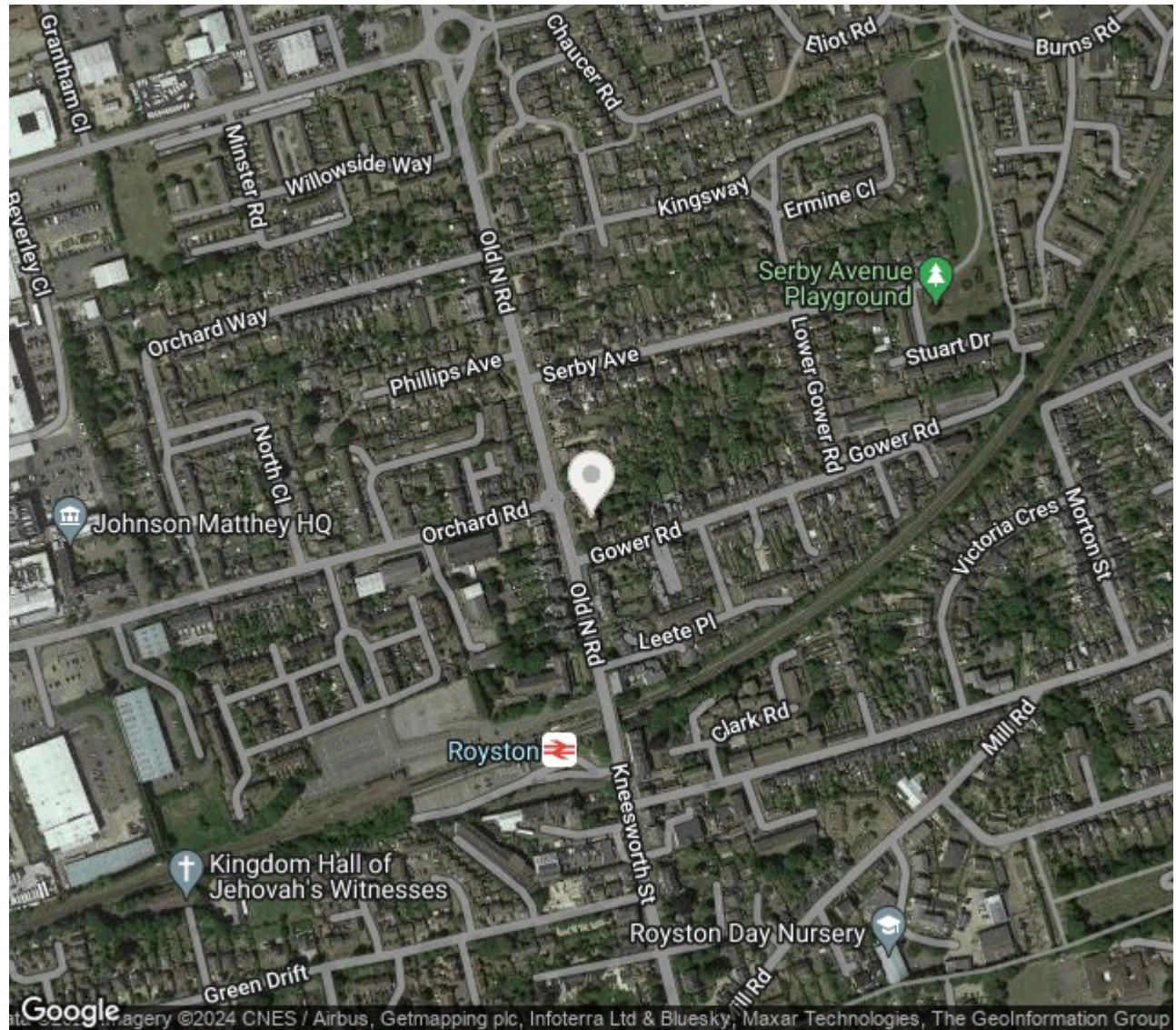
AGENTS NOTES

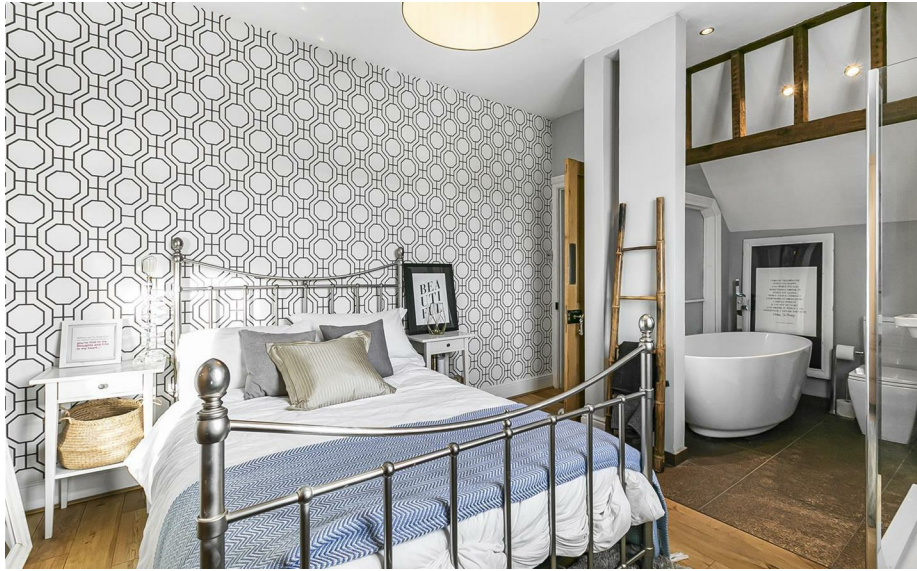
All mains services connected.



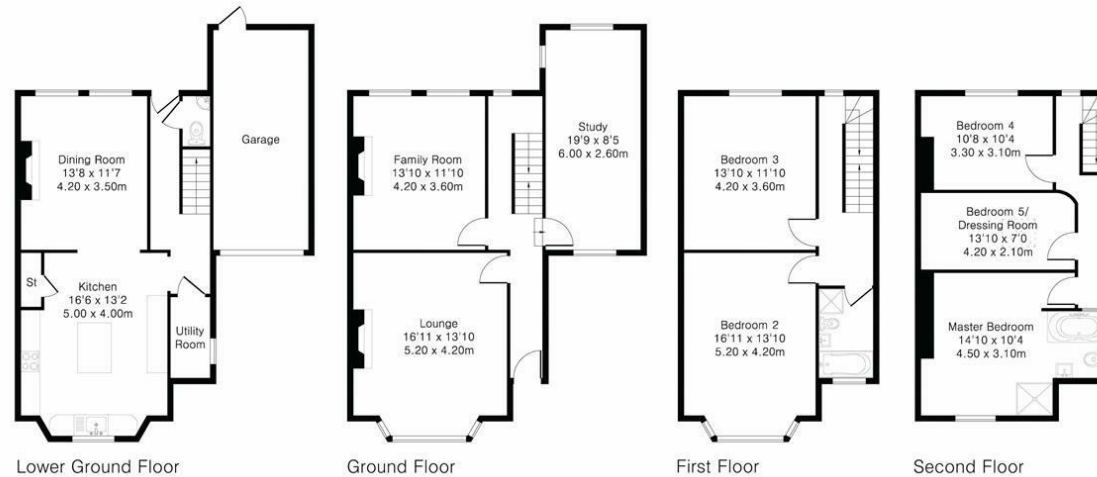
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - North Herts Council





Approximate Gross Internal Area 2098 sq ft – 194 sq m
 Lower Ground Floor Area 488 sq ft – 45 sq m
 Ground Floor Area 661 sq ft – 61 sq m
 First Floor Area 481 sq ft – 45 sq m
 Second Floor Area 468 sq ft – 43 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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