



Melbourn Road, Royston, SG8 7DB

CHEFFINS

Melbourn Road

Royston,
SG8 7DB

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Guide Price £950,000

- Highly Sought After Central Location
- Generous Plot of 0.29 Acres
- Fantastic Opportunity for Extension (STPP)
- Gated Driveway Leading to Garage
- Well Established and Secluded Gardens

A most impressive detached residence occupying a desirable position within the centre of this thriving market town, offering easy access to the surrounding amenities. Constructed in 1930 and more recently extended with versatile accommodation extending to approximately 1710 sq. ft. Featuring a wonderful range of architectural details including an entrance door with a stained glass panel, dormer windows, picture rails and bay windows. Furthermore, the generous plot of 0.29 acres offers exciting opportunity for further expansion and remodelling (STPP).





LOCATION

Royston is strategically positioned at the crossroads of major transportation routes, facilitating seamless connectivity. Commuters benefit from easy access to the A10 and A505 roads as well as proximity to the M11, A1M 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**ENTRANCE HALLWAY**

With entrance door featuring decorative stained glass, window to the front aspect, stairs to the first floor, under stairs storage cupboard, doors to

LOUNGE

With bay window to the front aspect, bay window with French doors opening to a patio area, open fireplace with brick hearth and surround

FAMILY ROOM/STUDY

With bay window to the rear aspect, open fireplace with brick hearth and surround

DINING ROOM

With French doors opening to the garden, opening to

KITCHEN

With window to the rear aspect, range of eye and base level units, worktop with inset double sink with drainer, integrated appliances include fridge freezer and dishwasher, space for oven with extractor hood over, space and plumbing for washing machine, pantry cupboard, tiled floor, part tiled walls, door to side access

SHOWER ROOM

With window to the front aspect, suite comprising; low level wc, corner shower, pedestal wash basin with chrome mixer tap over, chrome heated towel rail, tiled walls, tiled floor

FIRST FLOOR**LANDING**

With windows to the front aspect, loft access via hatch, doors to

BEDROOM ONE

With bay window overlooking the garden, fitted wardrobes with mirrored doors

BEDROOM TWO

With window to the rear aspect, integral wardrobe, eaves storage

BEDROOM THREE

With window to the side aspect, fitted wardrobe

BEDROOM FOUR

With window to the front and side aspect, integral wardrobe

FAMILY BATHROOM

With window to the front aspect, suite comprising; pedestal wash basin and panelled bath with Aqualisa shower over, chrome heated towel rail, tiled floor, tiled walls, storage cupboard

WC

With window to the front aspect, low level wc with hidden cistern and eco flush button, wash stand with inset basin with chrome mixer tap over, wood effect flooring

OUTSIDE

The front boundary is retained by a mature hedgerow with a double gate offering access to the driveway, which has room for three cars with easy access in and out, leading to the entrance door and garage. The front garden is mostly laid to lawn with a range of well

stocked feature flower beds, a selection of trees and gated access to the rear garden.

The fully closed rear garden is mostly laid to lawn with two patio areas, a range of well stocked feature flower beds, a selection of trees, a storage shed, external lights, a greenhouse, bin store and gated side access.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1710

Parking - Driveway and Garage

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas, Fireplaces

Broadband - Fibre to the Property

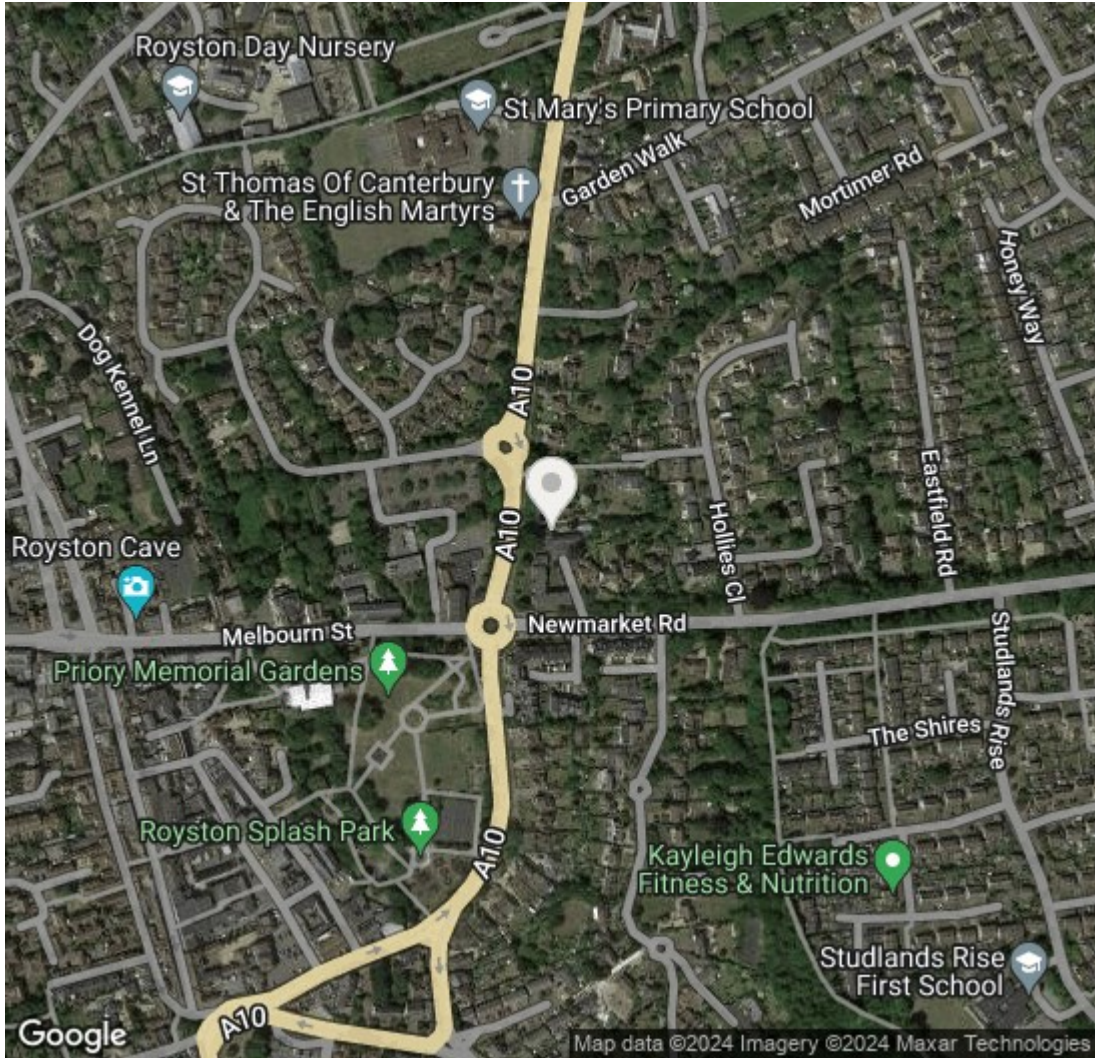
Mobile Signal/Coverage - Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

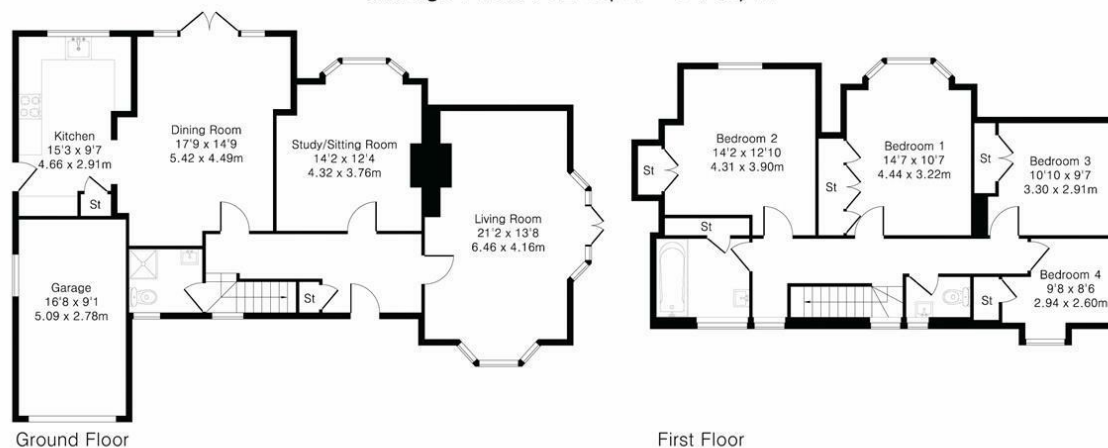


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 Local Authority - North Herts Council





Approximate Gross Internal Area 1710 sq ft – 159 sq m
 Ground Floor Area 951 sq ft – 88 sq m
 First Floor Area 759 sq ft – 71 sq m
 Garage Area 152 sq ft – 14 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.