



Green Street, Royston, SG8 7BB

**CHEFFINS**

# Green Street

Royston,  
SG8 7BB

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**Guide Price £500,000**

- Charming Victorian Home
- Exceptional Specification Throughout
- Driveway Parking
- Easy Access to Rail Station and Town Centre
- Mature Gardens with Garden Room/Office

A truly remarkable three bedroom semi detached Victorian home situated in a favoured position within this sought after and centrally located street, offering easy access to the nearby amenities in the town centre and mainline rail station with direct links to London King's Cross and Cambridge. The sympathetically extended and renovated accommodation extends to approximately 1178 sq. ft. Arranged over three floors with the added benefit of driveway parking and a garden room/office.





## LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.

## **BASEMENT**

With carpeted floors, central heating, light, power, extractor fan and a cupboard housing the boiler.

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

With entrance door, exposed floorboards, stairs to the first floor, door to stairs to basement, doors to:

### **LOUNGE**

With window to the front aspect, feature fireplace with tiled hearth, wooden floor.

### **KITCHEN AREA**

With high specification two tone handleless kitchen featuring a range of matching eye and base level units, quartz worktop with undermounted sink and a half with mixer tap over, inset four ring induction hob with extractor hood over, integrated appliances include fridge freezer, oven, microwave and dishwasher, breakfast bar seating area, wood effect flooring, door to utility room, open to dining/day room.

### **UTILITY ROOM**

With selection of eye and base level units, preparation counter with inset sink with chrome mixer tap over, space and plumbing for washing machine, tiled floor, door to:

### **GUEST CLOAKROOM**

With low level wc with hidden cistern and eco flush

plate, wall mounted hand wash basin with chrome mixer tap, tiled floor, part tiled walls.

### **DINING/DAY ROOM**

With roof light over the seating area, bifold doors opening to the garden, wood effect flooring, feature panelled wall.

## **FIRST FLOOR**

### **LANDING**

With window to the side aspect, exposed brickwork, doors to:

### **BEDROOM 1**

With window to the rear aspect, wood effect flooring, fitted wardrobes.

### **BEDROOM 2**

With window to the front aspect, feature fireplace.

### **BEDROOM 3**

With window to the rear aspect, built in wardrobe, exposed brickwork, loft access via hatch.

### **FAMILY BATHROOM**

Contemporary suite comprising; large walk in shower with drencher head over and separate wall mounted hand held shower head, low level wc with eco flush button, vanity unit with basin over and freestanding bath with mixer tap over and separate hand held shower head, heated towel rail, tiled floor, part tiled walls.

## **OUTSIDE**

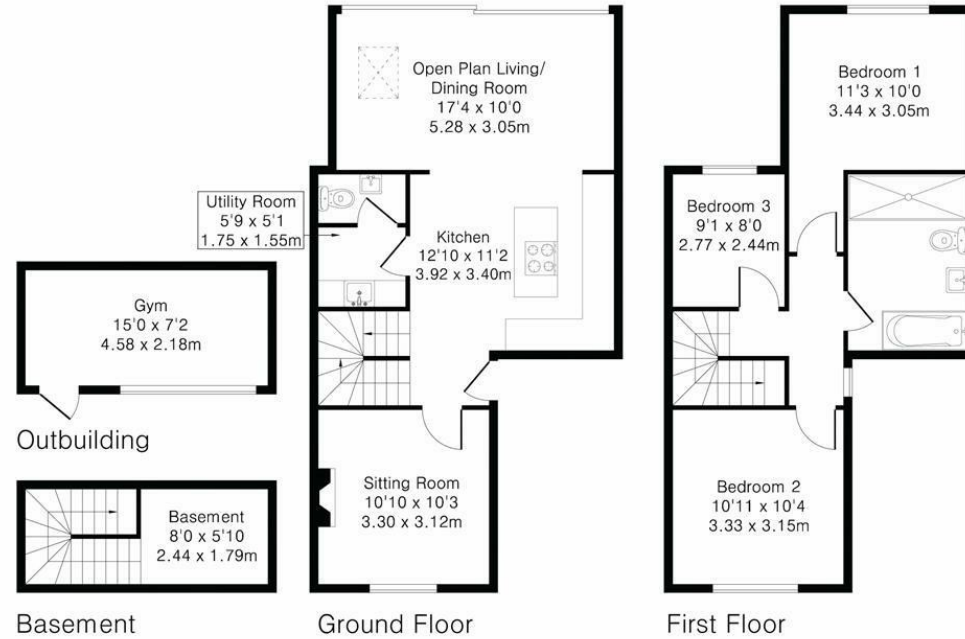
The front of the property benefits from driveway parking, gated side access and covered steps leading to the entrance door.

The south facing rear garden has been thoughtfully landscaped and is mostly laid to lawn with a patio area, external lights, an outside tap, raised feature beds with a selection of shrubs and a gravel pathway leading to the garden room with light and power.





Approximate Gross Internal Area 1178 sq ft – 109 sq m  
 Basement Area 86 sq ft – 8 sq m  
 Ground Floor Area 520 sq ft – 48 sq m  
 First Floor Area 465 sq ft – 43 sq m  
 Outbuilding Area 107 sq ft – 10 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £500,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – North Herts Council



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.