



Harvester Close, Royston, SG8 7FF

**CHEFFINS**

## Harvester Close

Royston,  
SG8 7FF

- Constructed in 2020 With a 10 Year NHBC Warranty
- High Specification Accommodation
- Versatile Living Arranged Over Three Floors
- Town Centre Location
- Driveway Parking Leading to Double Garage

A most impressive doubled fronted detached modern home constructed to a high specification throughout, benefitting from features including a double garage, underfloor heating on the ground floor, an abundance of natural light and versatile accommodation extending to approximately 1808 sq. ft. arranged over three floors. The residence occupies an attractive position within this sought after and centrally located cul-de-sac offering easy access to the surrounding amenities.

5 3 1

Guide Price £840,000





## 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

Entrance door, stairs to the first floor, storage cupboard, Karndean wood effect flooring.

## LOUNGE

Bay window to the front aspect, window to the side aspect, John Lewis shutters, bespoke wall mounted media unit.

## KITCHEN/DINER

Window to the rear aspect, matching eye and base level white high gloss handleless kitchen units, quartz counter with undermounted sink and a half with chrome mixer tap, inset four ring Siemens hob with extractor hood over, integrated Siemens appliances including; chest level oven with separate microwave/oven over, dishwasher, full height fridge, full height freezer, peninsular with breakfast bar, Karndean wood effect flooring, under stairs storage cupboard, door to the garden.

## STUDY

Window to the front aspect, John Lewis shutters, bespoke desk and storage unit, Karndean wood effect flooring.

## GUEST CLOAKROOM

Low level wc with hidden cistern and eco flush plate, wash stand with inset hand wash basin, chrome mixer tap over, Karndean wood effect flooring, part tiled walls.

## FIRST FLOOR

## LANDING

Window to the front aspect, utility cupboard housing pressurised hot water cylinder and washer dryer, stairs to the second floor, doors to:

## PRINCIPAL BEDROOM

Window to the front aspect, dressing area, door to:

## EN-SUITE BATHROOM

Window to the rear aspect, contemporary suite comprising; panelled bath with wall mounted shower head attachment, low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap, large walk in shower with drencher head and separate hand held shower head, part tiled walls, chrome heated towel rail.

## BEDROOM 5

Window to the rear aspect.

## BEDROOM 4

Window to the front aspect.

## FAMILY BATHROOM

Window to the rear aspect, contemporary suite comprising; shower bath with wall mounted shower head over, low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap over, part tiled walls, chrome heated towel rail.

## SECOND FLOOR

## LANDING

Doors to:

## BEDROOM 2

Dormer window to the front aspect.

## BEDROOM 3

Dormer window to the front aspect.

## SHOWER ROOM

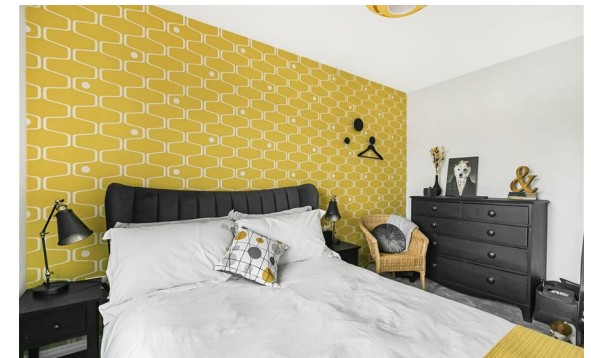
Window to the rear aspect, contemporary suite comprising; large walk in glass and chrome shower enclosure, low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap, part tiled walls, chrome heated towel rail.

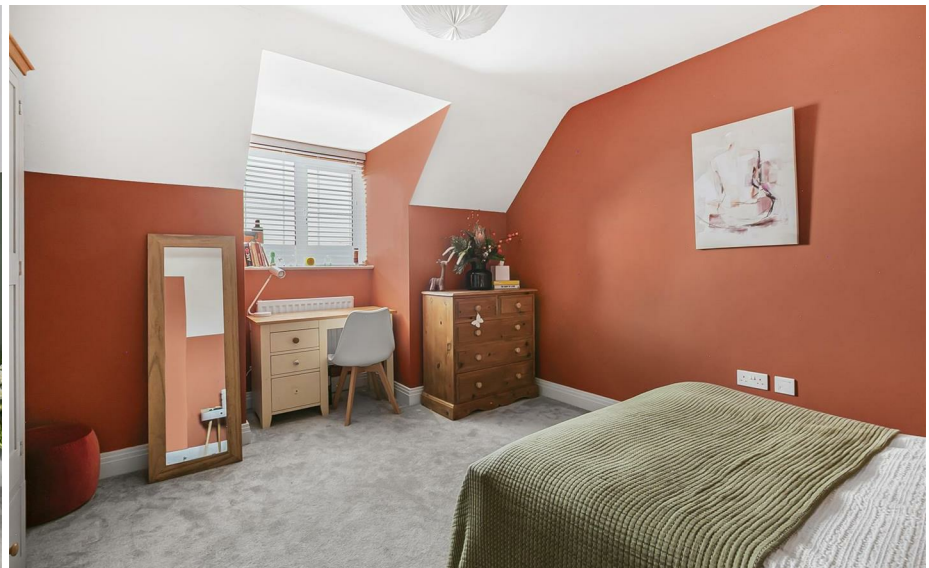
## OUTSIDE


The fully enclosed rear garden is mostly laid to lawn and enjoys a south westerly aspect, patio area, gated side access and a door to the double garage with an electric rolling up and over door.

## AGENTS NOTE

There is an annual estate charge of £401.98 on this property, this is calculated per year dependant on the needs of the estate.

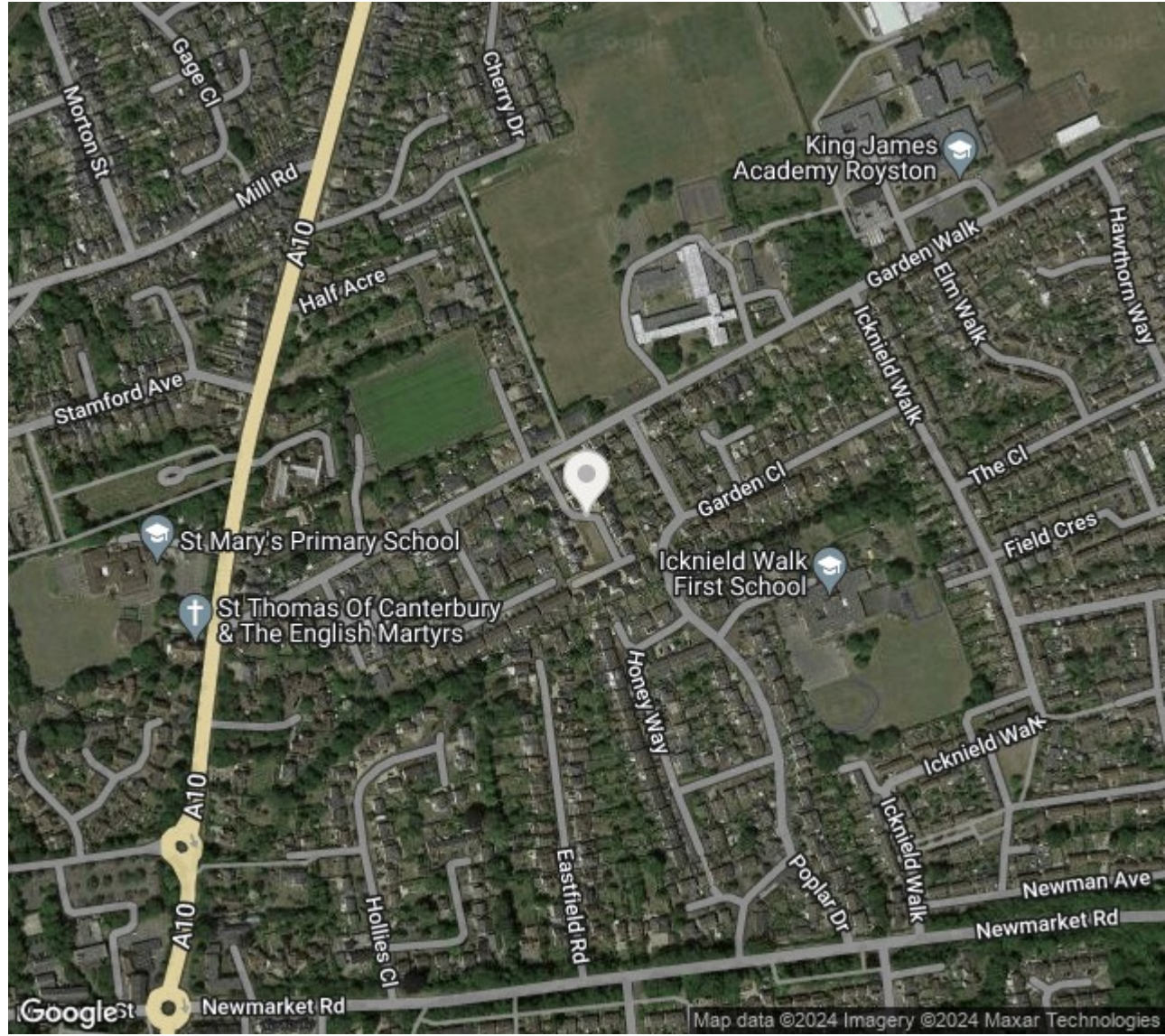




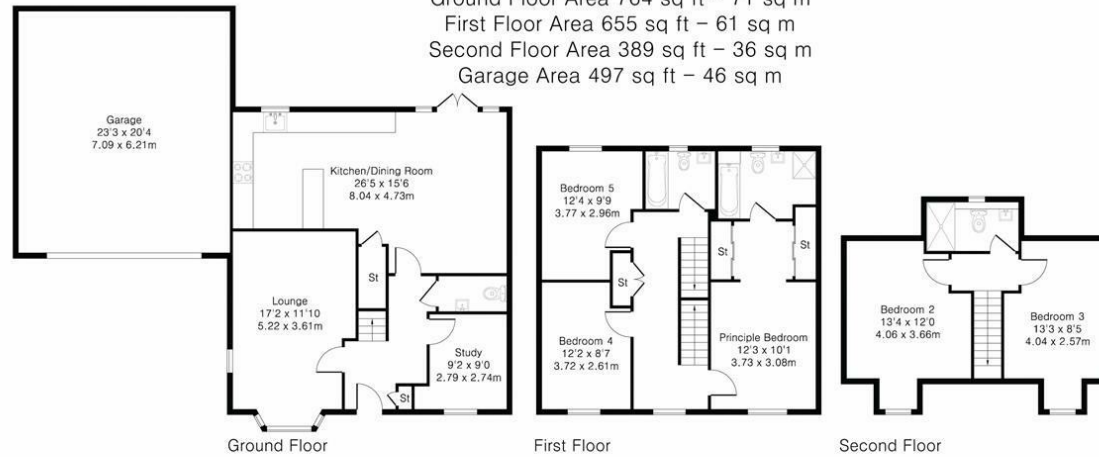
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>85</b>	<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £840,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - North Herts Council



Approximate Gross Internal Area 1808 sq ft – 168 sq m  
 Ground Floor Area 764 sq ft – 71 sq m  
 First Floor Area 655 sq ft – 61 sq m  
 Second Floor Area 389 sq ft – 36 sq m  
 Garage Area 497 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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.