



London Road, Royston, SG8 9EJ

CHEFFINS

London Road

Royston,
SG8 9EJ

- Grade II Listed
- Town Centre Location
- Generous and Private Garden
- Charming Period Features Throughout
- Secured Driveway Parking Area
- Potential for Extension (STPP)

An elegant Grade II listed detached residence benefitting from sympathetic modernisation throughout whilst offering fantastic potential for further extension (STPP). The impressive accommodation extends to approximately 1657 sq. ft. arranged over two floors with the added benefit of a basement and outbuilding.

4 1 3

Guide Price £550,000





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.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, door to side access, door to basement, door to walk in pantry cupboard, doors to:

LOUNGE

With single glazed sash window to the front and side aspect, antique pine shutters, exposed floorboards, feature fireplace with tiled hearth and wooden mantle.

DINING ROOM

With single glazed sash window to the side aspect, antique pine shutters, exposed floorboards, feature fireplace.

FAMILY ROOM

With single glazed window to the rear aspect, feature fireplace, engineered oak flooring, storage cupboards, door to:

KITCHEN

With single glazed sash window to the side aspect, stable door to the garden, range of eye and base level units, oak counter with inset sink, inset four ring gas hob with chimney

style extractor hood over, integrated oven, integrated dishwasher, engineered oak flooring, part tiled walls.

FIRST FLOOR

LANDING

With single glazed sash window to the side aspect, loft access via hatch, doors to:

BEDROOM 1

With single glazed sash windows to the front and side aspect, feature fireplace.

BEDROOM 2

With single glazed sash window to the side aspect.

BEDROOM 3

With single glazed window to the rear aspect.

BEDROOM 4

With single glazed sash window to the front aspect, integral drawers.

FAMILY BATHROOM

With single glazed window to the rear aspect, traditional suite

comprising; low level w.c., freestanding bath with telephone style mixer tap over, pedestal wash basin, glass and chrome shower enclosure, part tiled walls, wood effect flooring.

OUTSIDE

Electric double gates offer access from London Road leading to a generous block paved parking area and side garden with a mature tree and selection of shrubs.

The fully enclosed and part walled rear garden is mostly laid to lawn with a selection of shrubs and seating areas with the added benefit of external lights, gated side access and an outbuilding with light, power and water.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
37	
England & Wales	EU Directive 2002/91/EC

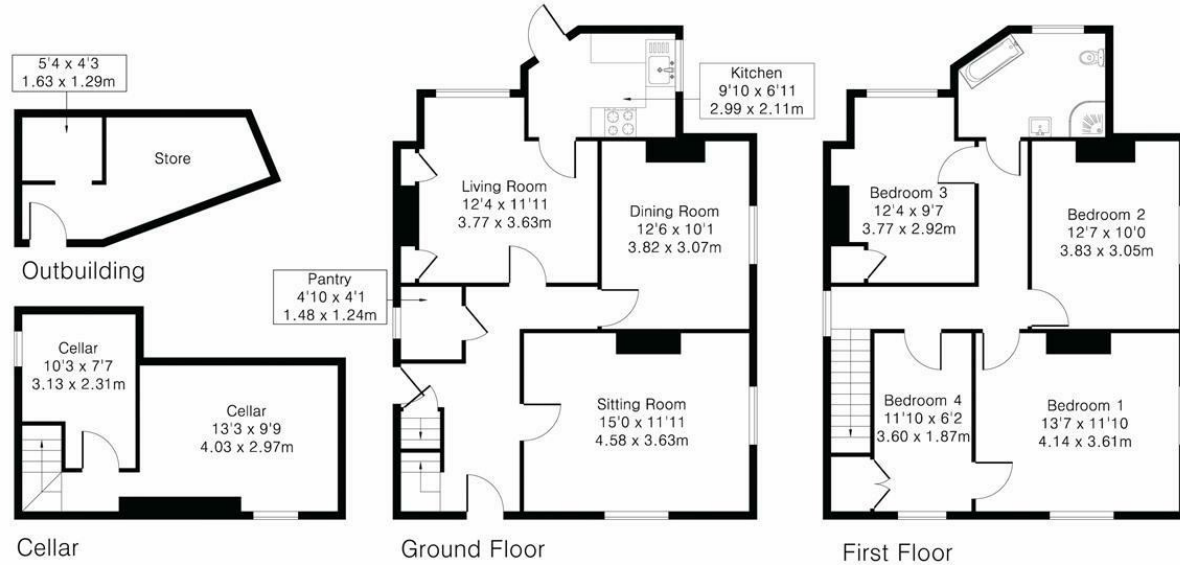
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Tenure - Freehold

Council Tax Band - F

Local Authority - North Herts Council

Approximate Gross Internal Area 1657 sq ft - 153 sq m
 Cellar Area 231 sq ft - 21 sq m
 Ground Floor Area 659 sq ft - 61 sq m
 First Floor Area 659 sq ft - 61 sq m
 Outbuilding Area 108 sq ft - 10 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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