



Hampshire Road, Royston, SG8 9FU

**CHEFFINS**

## Hampshire Road

Royston,  
SG8 9FU

- No Upward Chain
- Constructed 2023 with 10 NHBC Structural Warranty
- Significantly Upgraded from Standard Specification
- Driveway Parking Leading to the Garage
- Sought After Development Situated Opposite Therfield Heath

An impressive four bedroom detached home constructed by the highly regarded developers Redrow, benefitting from significant upgrades and situated in a most desirable position opposite Therfield Heath. The bright and airy accommodation extends to approximately 1287 sq. ft. Arranged over two floors with the added benefit of driveway parking leading to the garage.

4 2 1

Guide Price £615,000





## 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 stairs to the first floor, entrance door, under stairs storage cupboard, Porcelanosa wood effect plank tile, doors to:

## **LOUNGE**

With bay window to the front aspect, Hillarys wooden shutters.

## **KITCHEN/DINER**

With windows to the rear aspect, high specification kitchen featuring a range of matching eye and base level units, quartz counter with undermounted sink and a half with chrome mixer tap over, inset four ring gas hob with chimney style extractor hood over, integrated Siemens appliances including; microwave oven and chest level single oven, Bosch integrated dishwasher, integrated fridge freezer, island with quartz counter and breakfast bar with pop up sockets and USB point, Porcelanosa wood effect plank tile, integral storage cupboard, French doors to the garden.

## **UTILITY ROOM**

With door to the garden, quartz preparation counter with undermounted sink with chrome mixer tap over, space and plumbing for washing machine and dryer, Porcelanosa wood effect plank tile, door to:

## **GUEST CLOAKROOM**

With window to the side aspect, low level wc with

eco flush button, wall mounted wash basin with chrome mixer tap over, part tiled walls, Porcelanosa wood effect plank tile.

## **FIRST FLOOR**

### **LANDING**

With loft access via hatch, cupboard housing hot water cylinder, integral storage cupboard, doors to:

### **PRINCIPAL BEDROOM**

With bay window to the front aspect, Hillarys wooden shutters, fitted wardrobes with mirrored sliding doors, door to:

### **EN-SUITE SHOWER ROOM**

With window to the front aspect, suite comprising; low level wc with eco flush button, shower enclosure with glass and chrome door, wall mounted wash basin with chrome mixer tap over, chrome heated towel rail, part tiled walls, Porcelanosa tiled floor.

### **BEDROOM 2**

With window to the front aspect, fitted wardrobe with mirrored sliding doors.

### **BEDROOM 3**

With window to the rear aspect.

### **BEDROOM 4**

With window to the rear aspect.

## **FAMILY BATHROOM**

With window to the rear aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over, seal mounted wash basin with chrome mixer tap over, part tiled walls, chrome heated towel rail, Porcelanosa tiled floor.

## **OUTSIDE**

The front of the property features an attractive lawn area with a recently planted hedgerow and feature flowerbed. Further benefitting from driveway parking for two cars leading to the garage and entrance door.

The fully enclosed rear garden is mostly laid to lawn with a patio area, outside tap, external power points and gates side access.

## **AGENTS NOTE**

There is an annual management charge of £197.46.





Approximate Gross Internal Area 1287 sq ft – 120 sq m  
 Ground Floor Area 570 sq ft – 53 sq m  
 First Floor Area 717 sq ft – 67 sq m  
 Garage Area 186 sq ft – 17 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £615,000  
 Council Tax Band – E  
 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.