



Sun Hill, Royston, SG8 9AU

**CHEFFINS**



## Sun Hill

Royston,  
SG8 9AU

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**Guide Price £450,000**

- Town central location
- Charming Victorian home
- Versatile accommodation
- Elevated position with attractive outlooks to the rear
- Easy access to surrounding amenities

A most attractive and significantly extended two double bedroom end of terrace Victorian home constructed circa 1852, enjoying a highly sought after town centre position offering easy access to the High Street, Therfield Heath and Royston mainline rail station with direct links to Kings Cross and Cambridge. The generously proportioned and well planned accommodation extends to approximately 1,343 sq. ft. arranged over two floors with the added benefit of a cellar and outbuildings.







## 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.

**GROUND FLOOR****KITCHEN / DINER**

With entrance door, window to the front and rear aspect, kitchen with range of eye and base level units, worktop with inset sink and drainer with chrome mixer tap over, inset four ring gas hob with extractor over, integrated dishwasher, fridge freezer, oven and microwave, tiled floor, doors to family room and boot room

**FAMILY ROOM**

With doors to the garden, feature fireplace with brick hearth and surround, hatch to cellar with light and power, stairs to the first floor, exposed timbers with opening to

**LIVING ROOM**

With windows to the front aspect, feature fireplace with brick hearth

**BOOT ROOM**

With Velux windows over, door to the garden, space and plumbing for washing machine and dryer, tiled floor, door to

**GUEST CLOAKROOM**

With Velux window over, low level wc with eco flush button and pedestal wash basin, heated towel rail, tiled floor

**FIRST FLOOR****LARGE LANDING / OFFICE**

(Formerly a bedroom and currently used as an art studio)

With window to the rear aspect enjoying far reaching views over Royston and the countryside beyond, loft access via hatch, doors to

**BEDROOM ONE**

With window to the front and side aspect

**BEDROOM TWO**

With window to the front aspect

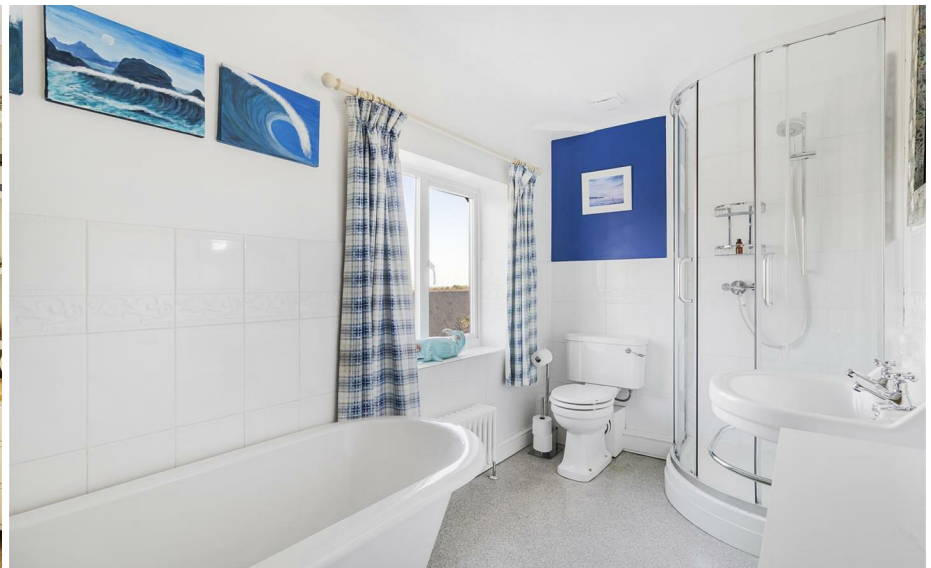
**FAMILY BATHROOM**


With window to the rear aspect, suite comprising; low level wc, freestanding bath with telephone style mixer tap over, pedestal wash basin and corner shower with glass and chrome sliding doors, part tiled walls, heated towel rail

**GARDEN**

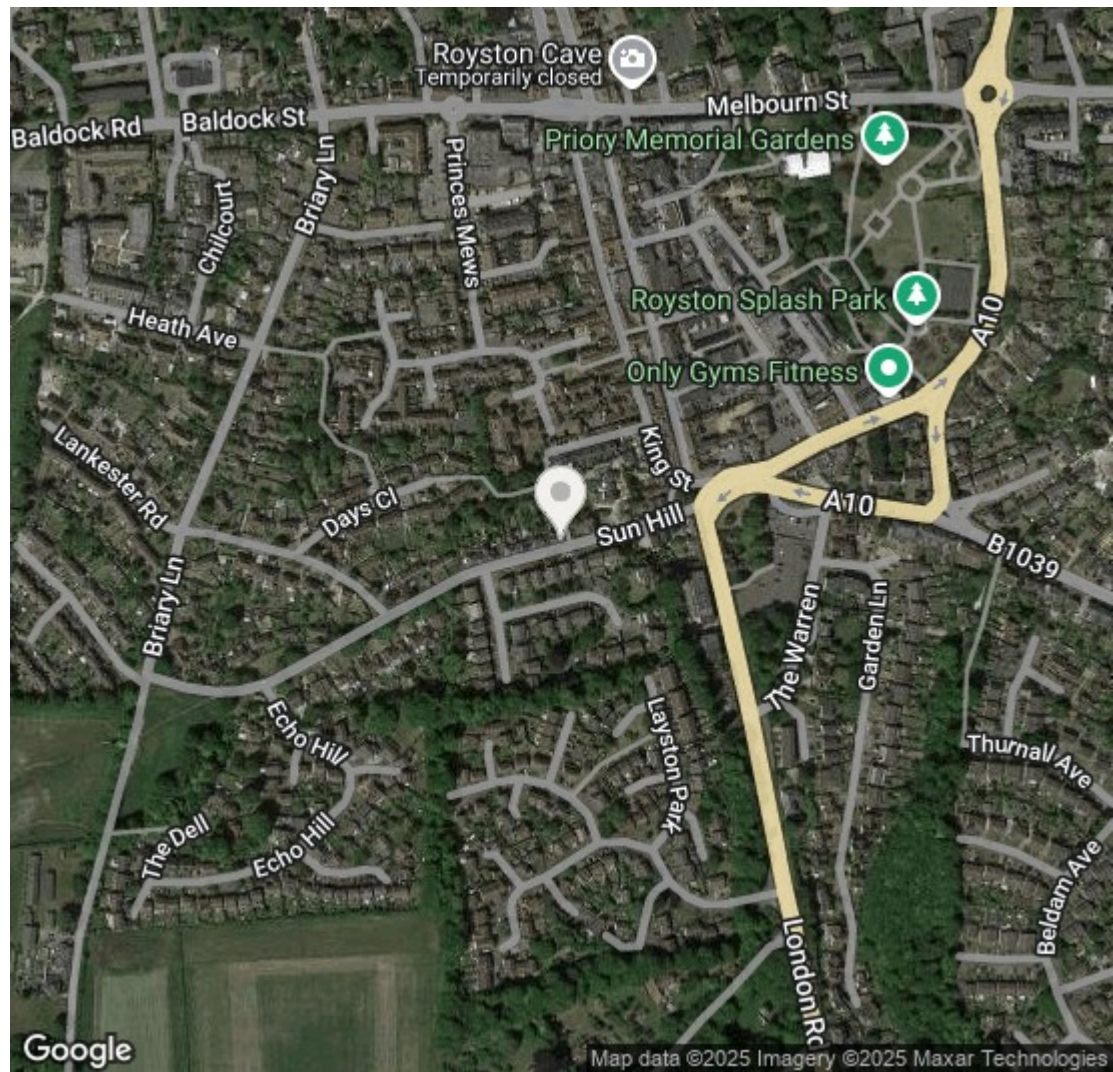
The fully enclosed rear garden has been thoughtfully landscaped to create a sense of tranquillity and seclusion featuring a large patio area with a pergola and mature climbers over, well stocked with shrubs, a selection of mature trees and a range of outbuildings including a large storage shed/workshop with light and power, two smaller storage sheds and a summer house with light and power. Furthermore, the low-maintenance garden benefits from external lighting, an outside tap and gated side access.



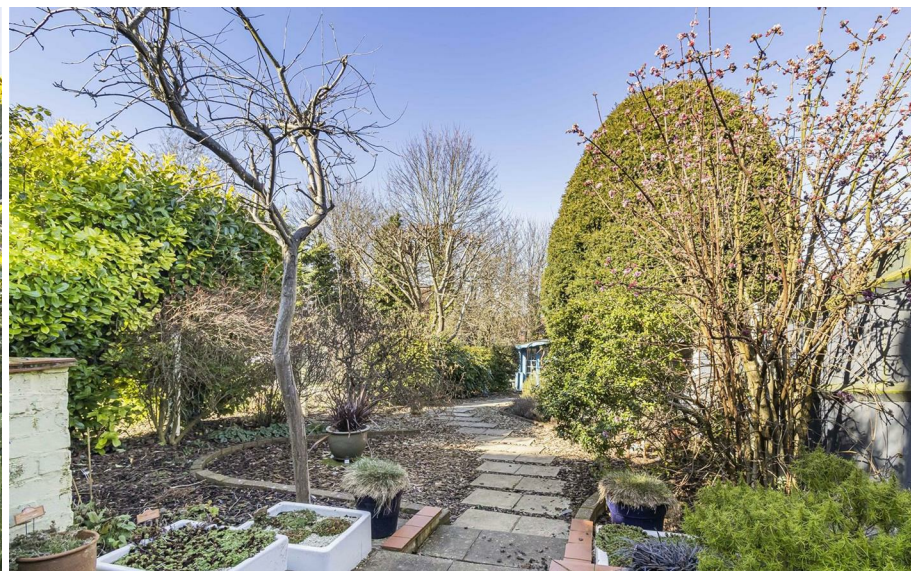


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £450,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - North Hertfordshire









## Approximate Gross Internal Area 1343 sq ft - 125 sq m

Cellar Area 130 sq ft – 12 sq m

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 493 sq ft – 46 sq m

Outbuilding Area 143 sq ft – 13 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

