

HERON WAY



BROWN & CO

43 HERON WAY, ROYSTON, HERTFORDSHIRE SG8 7XH

Guide Price £370,000

SUMMARY

A well presented two bedroom mid terrace home occupying a sought after position within this popular residential development, located within one mile of Royston mainline rail station with direct links to London Kings Cross & Cambridge. The well planned accommodation extends to approximately 755 sq. ft. Arranged over two floors with the added benefit of driveway parking and a garage, presenting a fantastic opportunity for both first time and investment buyers.

The front garden boasts a decorative stone area with a pathway leading to the entrance door.

The fully enclosed landscaped rear garden has been thought fully designed to feature two patio seating areas, an artificial lawn area, raised beds and a selection of mature shrubs.



Property Highlights

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2



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- 755 sq. ft.
- Driveway parking leading to garage
- Sought after residential location
- Within a mile of Royston mainline rail station
- Station with direct links to London Kings Cross & Cambridge
- Fantastic first time or investment buyer opportunity
- Well presented accommodation
- Attractive landscaped garden



ACCOMMODATION & LOCATION

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.

Ground floor

Entrance hallway

With entrance door, wood effect flooring, stairs to the first floor, doors to

Lounge

With window to the front aspect, plantation style shutters, slatted oak effect wall panelling, wood effect flooring, under stairs storage cupboard, door to

Kitchen

With window to the rear aspect, range of matching eye and base level units, worktop with undermounted sink and a half with drainer and mixer tap over, inset five ring gas hob with chimney style extractor hood over, chest level double oven, space for fridge freezer, integrated dishwasher and washing machine, door to

Conservatory

With window to the side and rear aspect, door to the garden

Guest cloakroom

With window to the front aspect, low level wc with eco flush button, pedestal wash basin, part tiled walls

First floor

Landing

With loft access via hatch, door to cupboard housing hot water cylinder, doors to

Bedroom one

With window to the front aspect, fitted wardrobes

Bedroom two

With window to the rear aspect

Bathroom

With window the rear aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over and pedestal wash basin, part tiled walls



Additional information

Tenure: Freehold

Services: All mains services are connected

Council tax: Band C (£2,073.43 per annum)

EPC: C

Important Information Regarding the Property Title

Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register.

The property is registered under Title Number: HD439745. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing

Strictly by prior appointment through the selling agents Brown&Co.

Agents Note

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact

Harry Simmonds

Divisional Partner, Residential Sales Manager

Office: 01223 659 050

Mobile: 07353155166

Harry.simmonds@brown-co.com

Brown&Co

The Fairways | Wyboston Lakes | Great North Road | Wyboston | MK44 3AL

T 01480 432220

E stneots@brown-co.com

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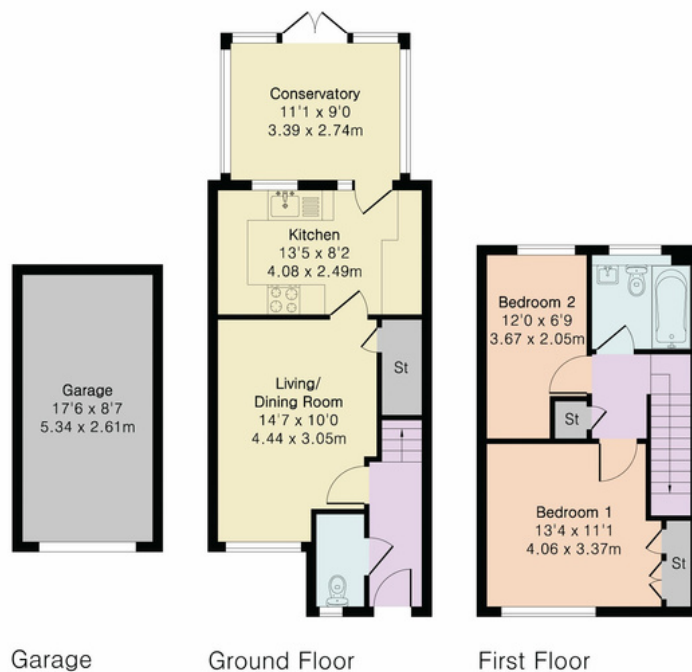


**Approximate Gross Internal Area 755 sq ft - 70 sq m
(Excluding Garage)**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 309 sq ft – 29 sq m

Garage Area 150 sq ft – 14 sq m



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