



Echo Hill, Royston

AGENT HYBRID





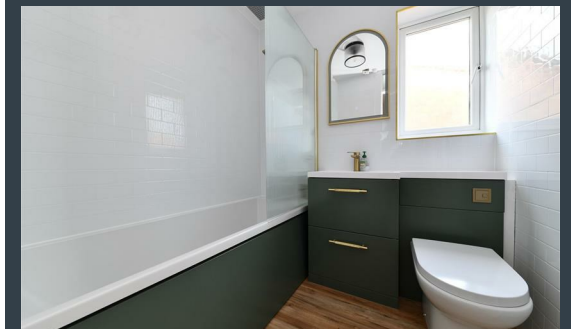
GUIDE PRICE £525,000 - £550,000 * We are delighted to present to the market this well presented four-bedroom detached family residence, ideally situated within one of Royston's most desirable residential locations, just a short walk from the vibrant town centre and excellent local amenities. Offering spacious and versatile accommodation throughout, this impressive home is perfectly suited to modern family living and is presented in move-in-ready condition. Occupying an attractive plot, the property enjoys a welcoming frontage with driveway parking, access to the garage, and gated side access leading to the rear garden. The garage itself offers further potential for conversion into additional living accommodation, subject to the necessary permissions. Stepping inside, the entrance hallway immediately sets the tone for the rest of the home, featuring tiled flooring, elegant lighting, and access to the principal reception areas. A downstairs cloakroom and a generously sized study, ideal for home working or additional family living space, further enhance the practicality of the layout. At the heart of the home sits a beautifully designed kitchen, enjoying a dual-aspect outlook and fitted with a range of contemporary base and wall units, complemented by composite work surfaces, wood flooring, and a classic butler sink. The space also provides room for a range cooker, dishwasher, under-counter fridge/freezer, and additional appliances. A separate utility room offers further storage and dedicated laundry space. A hatch to the floor opens to reveal a staircase leading down into a huge basement area, providing excellent storage potential or scope for a variety of future uses. The main living area is a superb open-plan lounge/dining room, perfectly arranged for both everyday living and entertaining. Flooded with natural light from windows and sliding patio doors to two aspects, the room features warm wood flooring and a striking fireplace with wood-burning stove, creating a cosy focal point. Beyond this, the conservatory offers an additional versatile reception space with delightful views across the garden and direct access outside. To the first floor, the property continues to impress with four well-proportioned bedrooms and a modern family bathroom. The principal bedroom is particularly generous in size and benefits from integrated storage and a private en-suite shower room. Externally, the rear garden provides a private and beautifully maintained outdoor space, enclosed by fencing and mature hedging. Predominantly laid to lawn, the garden also features paved patio seating areas ideal for al fresco dining and entertaining, alongside colourful planted borders and beds that create a wonderfully established setting. Further enhancing the home is its excellent focus on energy efficiency and modern sustainability. The property benefits from solar panels to the roof, an air source heat pump providing heating and hot water, and a Tesla Powerwall battery storage system, helping to deliver low-cost energy usage throughout the day. In addition, the absence of gas supply means there are no gas standing charges or gas bills, offering both environmental and long-term financial benefits. The location further enhances the appeal of this outstanding home. Royston is a charming and affluent market town positioned on the Hertfordshire and Cambridgeshire border, approximately 14 miles from Cambridge. Rich in history and surrounded by beautiful countryside, including the renowned Therfield Heath nature reserve, the town offers an excellent balance of character, convenience, and connectivity. Royston's bustling town centre provides an excellent selection of cafés, restaurants, bars, boutiques, supermarkets, and leisure facilities, while families benefit from highly regarded schools, healthcare services, and numerous sporting clubs and community activities. For commuters, Royston offers exceptional transport links, with direct rail services to London Kings Cross in as little as 38 minutes, easy access to the A10, A1(M), and M11, and both Stansted and Luton airports reachable within approximately 30 minutes by car. Combining generous accommodation, stylish presentation, energy-efficient living, a desirable location, and excellent commuter links, this superb detached home offers an exceptional opportunity for families looking to establish themselves in one of Hertfordshire's most sought-after market towns.

DIMENSIONS

Entrance Hallway
 Downstairs WC
 Home Office 10'2 x 8'5
 Lounge & Dining Room 22'5 x 16'6 (max to max)
 Kitchen 14'2 x 8'6 (max to max)
 Utility 8'0 x 6'1
 Conservatory 11'1 x 10'7
 Basement 23'11 x 9'11
 Bedroom 1: 13'3 x 10'1
 En-Suite 8'8 x 4'4
 Bedroom 2: 12'4 x 8'1
 Bedroom 3: 9'9 x 8'1
 Bedroom 4: 8'5 x 6'11
 Family Bathroom 6'4 x 5'5
 Garage 17'2 x 12'1



- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- PRIME ROYSTON LOCATION WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- SPACIOUS OPEN-PLAN LOUNGE / DINING ROOM WITH WOOD-BURNING STOVE
- CONTEMPORARY DUAL-ASPECT KITCHEN WITH BUTLER SINK AND COMPOSITE WORKTOPS
- GENEROUS STUDY / HOME OFFICE PLUS SEPARATE UTILITY ROOM
- LARGE BASEMENT AREA OFFERING EXCELLENT STORAGE / FUTURE POTENTIAL
- PRINCIPAL BEDROOM WITH FITTED STORAGE AND PRIVATE EN-SUITE
- PRIVATE AND MATURE REAR GARDEN WITH PATIO SEATING AREAS
- SOLAR PANELS, TESLA POWERWALL AND AIR SOURCE HEAT PUMP SYSTEM
- NO GAS BILLS OR STANDING CHARGES WITH ENERGY-EFFICIENT MODERN LIVING







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 service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	EU Directive 2002/91/EC	