



103 MELBOURN ROAD

BROWN & CO



# -103 MELBOURN ROAD -

Royston | Hertfordshire | SG8 7DG

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An exceptional four bedroom semi detached Victorian residence with exceptional accommodation arranged over three floors, driveway parking and a 100 ft. rear garden.

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## Property Highlights

- Exceptional four bedroom Victorian residence -Tastefully updated, retaining original period features - Central location within this thriving market town - Driveway parking for two cars -Versatile living arranged over three floors with the addition of a basement - 0.1 acre plot with 100 ft rear garden - Close to the mainline station with direct London and Cambridge links

## House

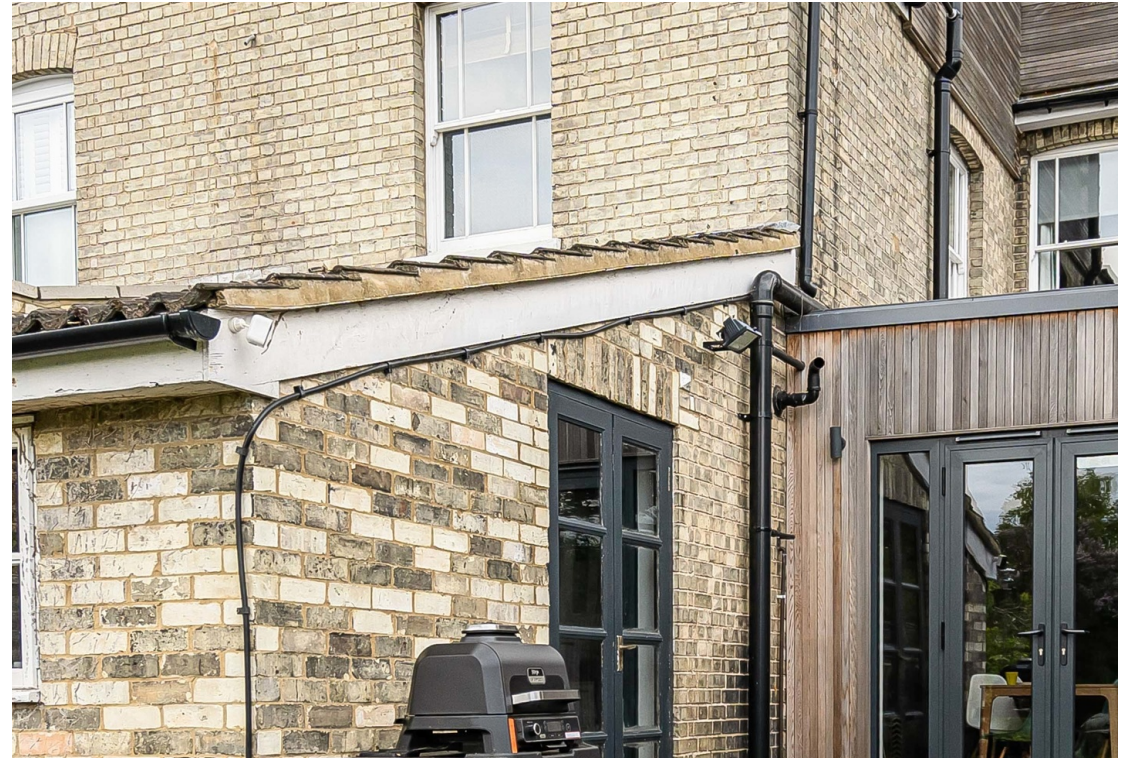
**Lower Ground Floor:** Basement

**Ground Floor:** Entrance Porch - Living room - Kitchen Diner/ Day Room - Utility/ Boot Room - Study - Guest Cloakroom

**First Floor:** Landing - Bedroom Two - Bedroom Three - Bedroom Four - Family Bathroom

**Second Floor:** Principal Bedroom - En-Suite Shower Room

**Total:** 2212 sq. ft. (206 sq. metres)



## DETAILED DESCRIPTION

A remarkable four bedroom semi detached Victorian home that has been sympathetically improved and complemented by attractive timber clad extensions. The well planned accommodation extends to approximately 2212 sq. ft. across three floors, with the additional benefit of a basement, and has been thoughtfully designed to retain a wealth of period features including stained glass windows, fireplaces, exposed floorboards and decorative coving. The residence occupies an enviable central position within this thriving market town, enjoying a 100 ft. rear garden and easy access to both the town centre and the mainline rail station, which provides direct services to London King's Cross and Cambridge.

The front of the property features mature shrub borders which are open to the front, providing an attractive approach and giving access to the cobbled driveway and the decorative pathway leading to the entrance door.

The fully enclosed rear garden extends to approximately 100 ft. and is predominantly laid to lawn, with a patio seating area that steps down to the main lawn. A section of mature fruit trees, raised beds and shrubs leads to a further patio area with two storage sheds. The garden also benefits from gated side access, external lighting, power points and an outside tap.

## 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.





## **BASEMENT**

Storage area with light and power

## **GROUND FLOOR**

### **Entrance hallway**

With entrance door featuring decorative stained glass panels, stairs to the first floor, Amtico wood effect flooring, doors to living room, kitchen diner/ day room, basement

### **LIVING ROOM**

With square bay window to the front aspect with double glazed timber sash windows, wood burning stove with granite hearth and stone mantle over, exposed floorboards



### **KITCHEN DINER/DAY ROOM**

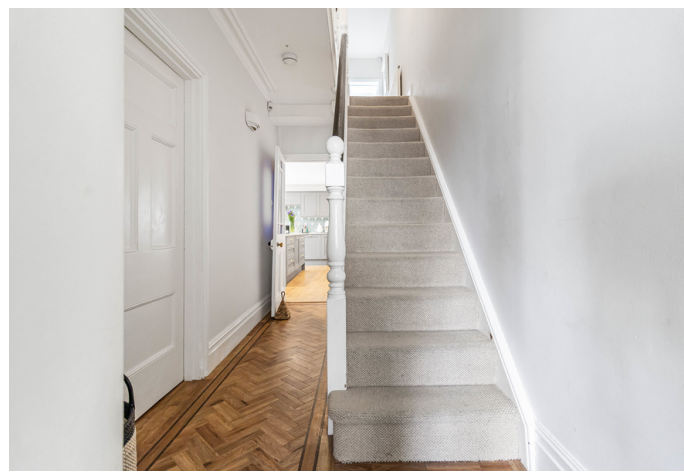
Kitchen area with bespoke fitted kitchen featuring range of eye and base level units, quartz counter with undermounted sink and a half with mixer tap over, freestanding oven with five ring gas burner and chimney style extractor fan over, integrated appliances include dishwasher, full height fridge and under counter freezer, island with quartz counter and breakfast, open to dining area with lantern roof light over and French doors opening to the garden and day room with feature fireplace, Amtico wood effect flooring throughout, door to

### **UTILITY/BOOT ROOM**

With space for stacked washing machine and tumble dryer, Amtico wood effect flooring, opening to

### **STUDY**

With timber single glazed window to the rear aspect, single glazed timber double door to patio area, door to



### **GUEST CLOAKROOM**

With low level wc, wall mounted wash basin with chrome mixer tap over and storage cupboard below, tiled floor

## FIRST FLOOR

### LANDING

With stairs to the second floor, doors to

### BEDROOM TWO

With double glazed timber sash windows to the front aspect, exposed floorboards, feature fireplace with tiled hearth and inserts

### BEDROOM THREE

With double glazed timber sash window to the rear aspect, feature fireplace with tiled hearth and inserts, wood effect flooring

### BEDROOM FOUR

With double glazed timber sash window to the side aspect, wood effect flooring

### FAMILY BATHROOM

With double glazed timber sash window to the rear aspect, tradition suite comprising; wc with high hung cistern and pull chain, pedestal wash basin, corner shower with glass and chrome sliding doors and drencher head over, and freestanding bath with chrome telephone style mixer tap, exposed floorboards, part tiled walls

### SECOND FLOOR

With Velux windows to the front aspect and double glazed timber sash window to the rear aspect, eaves storage, door to

### EN-SUITE SHOWER ROOM

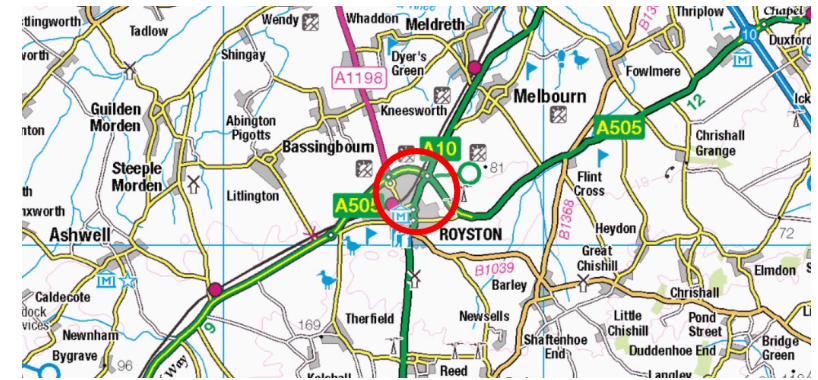
With double glazed timber glazed window to the side aspect, contemporary suite comprising low level wc with eco flush button, large walk in shower with drencher head over and wall mounted double sink, part tiled walls, tiled floor, integral storage cupboard, hatch to roof void





**Approximate Gross Internal Area 2212 sq ft - 206 sq m**

Cellar Area 224 sq ft – 21 sq m  
 Ground Floor Area 956 sq ft – 89 sq m  
 First Floor Area 642 sq ft – 60 sq m  
 Second Floor Area 390 sq ft – 36 sq m



Tenure: Freehold  
 Services: All mains services are connected  
 Council Tax Band: E  
 EPC: D

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

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: HD353604. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

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.

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