



BROWN & CO

48 MELBOURN ROAD



-48 MELBOURN ROAD-

Royston | Hertfordshire | SG8 7DF

A most impressive three double bedroom semi detached Victorian home occupying a popular residential position, conveniently located for the town centre and surrounding amenities.

Property Highlights

Three double bedroom semi detached Victorian home - Sought after residential location - 150ft (approximately) rear garden - Easy access to town centre and mainline rail station with direct links to London kings Cross and Cambridge - Generous and well presented accommodation - Driveway parking - Versatile garden studio with light and power

House

Ground Floor: Entrance porch – Living room - Family room – Inner hallway - Kitchen diner - Guest cloakroom

First Floor: Landing – Principal bedroom - En-Suite shower room - Bedroom two - Bedroom three - Family bathroom

Total: 1086 sq. ft. (101 sq. m)



DETAILED DESCRIPTION

A charming and sympathetically updated three double bedroom Victorian home occupying an enviable position within this popular residential area. The versatile accommodation extends to approximately 1086 sq. ft. over two floors and is further complemented by a useful basement storage area and a large garden studio, whilst being conveniently situated for the town centre and mainline railway station with direct links to London King's Cross and Cambridge.

The front of the property benefits from a gravel driveway providing off road parking. A pathway leads to the side gate, whilst a step rises to the entrance door. The frontage is attractively softened by a selection of established shrubs.

The fully enclosed rear garden enjoys a south westerly aspect and has been thoughtfully arranged to create a variety of outdoor spaces. Immediately adjoining the kitchen, bifold doors open onto a paved patio seating area which extends around the side of the property, providing access to a storage shed, outside tap, and gated side access. Beyond, a further patio terrace set beneath a pergola and enhanced by mature climbing plants creates an attractive outdoor dining area. The principal garden is predominantly laid to lawn and features a mature apple tree, with a secluded vegetable garden beyond incorporating a range of raised beds and a greenhouse. A paved pathway leads to a detached home office benefiting from light, power, and an external tap. To the rear of the office are two further storage sheds.

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.





ACCOMMODATION GROUND FLOOR

ENTRANCE PORCH

With entrance door, double glazed UPVC sash window to the front aspect, tiled floor, door to

LIVING ROOM

With double glazed UPVC sash window to the front aspect, wood burning stove with stone hearth, wood effect flooring, door to

FAMILY ROOM

With double glazed UPVC sash window to the rear aspects, wood effect flooring, under stairs storage cupboard with hatch down to basement, stairs to the first floor, door to

INNER HALLWAY

With oak counter and base level storage cupboards, tiled floor, door to guest cloakroom

KITCHEN DINER

With double glazed UPVC sash window to the side aspect, bespoke fitted high gloss grey handleless kitchen with range of matching eye and base level units, oak counter with inset sink with mixer tap over, inset five ring Rangemaster hob with extractor hood over, integrated appliances include; washer dryer, dishwasher, fridge freezer and chest level double oven, wood effect flooring, bifold doors opening to the garden

GUEST CLOAKROOM

With low level wc with hidden cistern and eco flush button, corner basin with chrome mixer tap over, part tiled walls, tiled floor



FIRST FLOOR

LANDING

With doors to

PRINCIPAL BEDROOM

with double glazed UPVC sash window to the side and rear aspect, door to walk in wardrobe, door to en-suite shower room

EN-SUITE SHOWER ROOM

With double glazed UPVC sash window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and large walk in shower with drencher head over and separate wall mounted hand held shower head, wood effect flooring, part tiled walls, chrome heated towel rail

BEDROOM TWO

With double glazed UPVC sash window to the front aspect, feature fireplace

BEDROOM THREE

double glazed UPVC sash window to the rear aspect

FAMILY BATHROOM

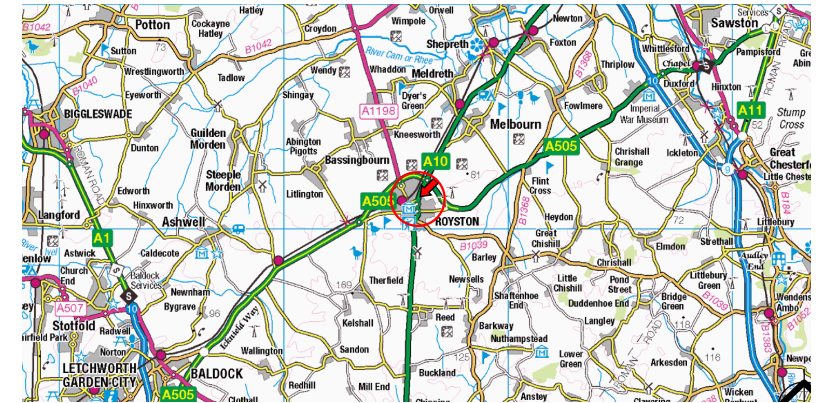
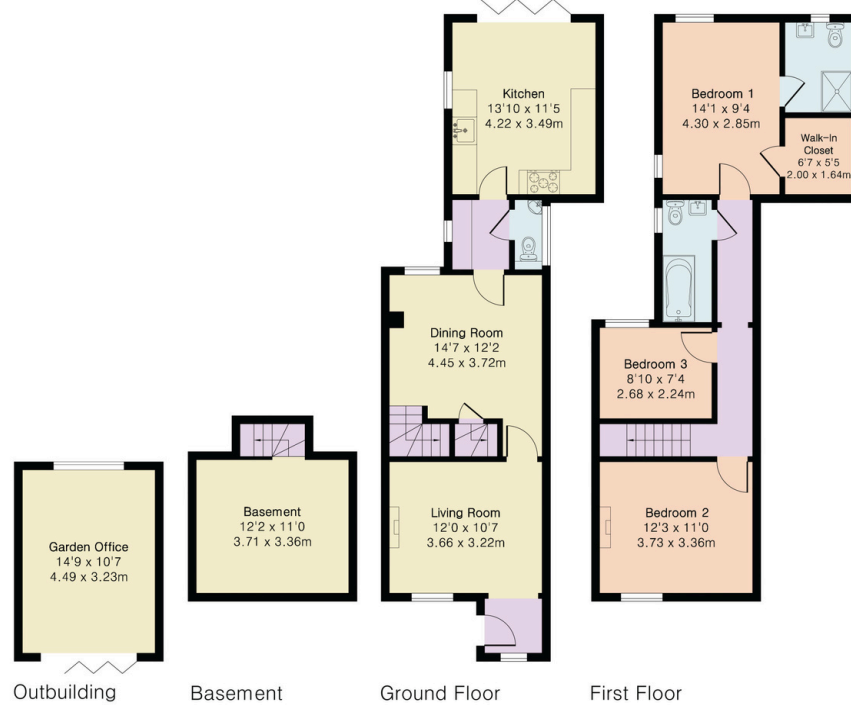
With double glazed UPVC sash window to the side aspect, suite comprising; panelled with drencher head shower over and separate wall mounted hand held shower head, low level wc with eco flush button and pedestal wash basin with chrome mixer tap over





**Approximate Gross Internal Area 1231 sq ft - 114 sq m
(Excluding Outbuilding)**

Basement Area 145 sq ft – 13 sq m
Ground Floor Area 539 sq ft – 50 sq m
First Floor Area 547 sq ft – 51 sq m
Outbuilding Area 156 sq ft – 15 sq m



Tenure: Freehold

Services: mains electricity, gas, water and drainage

Council Tax Band: D

EPC: D

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: HD534323. 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.

Contact:
Harry Simmonds
Divisional Partner, Residential
Sales Manager

Office: 01223 659 050
Mobile: 07353 155166
Email: harry.simmonds@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



INTERNATIONAL
AG ALLIANCE

BROWN & CO

Property and Business Consultants