

Property Details

11 Shrubbery Grove, Royston,
Hertfordshire, SG8 9LJ

Offers in Excess of **£700,000**



Property Photos

11 Shrubbery Grove, Royston, Hertfordshire, SG8 9LJ



Creation Date

12/05/2026

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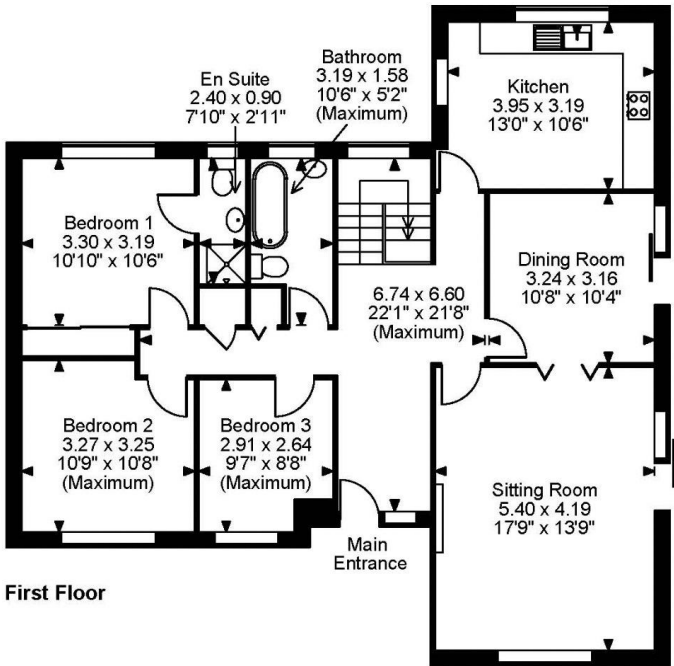
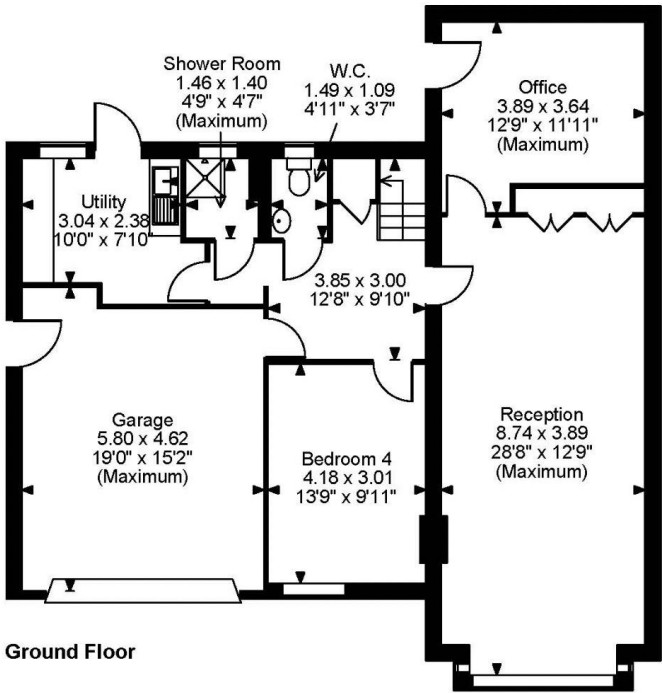
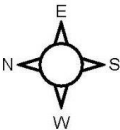


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Property Floor Plans

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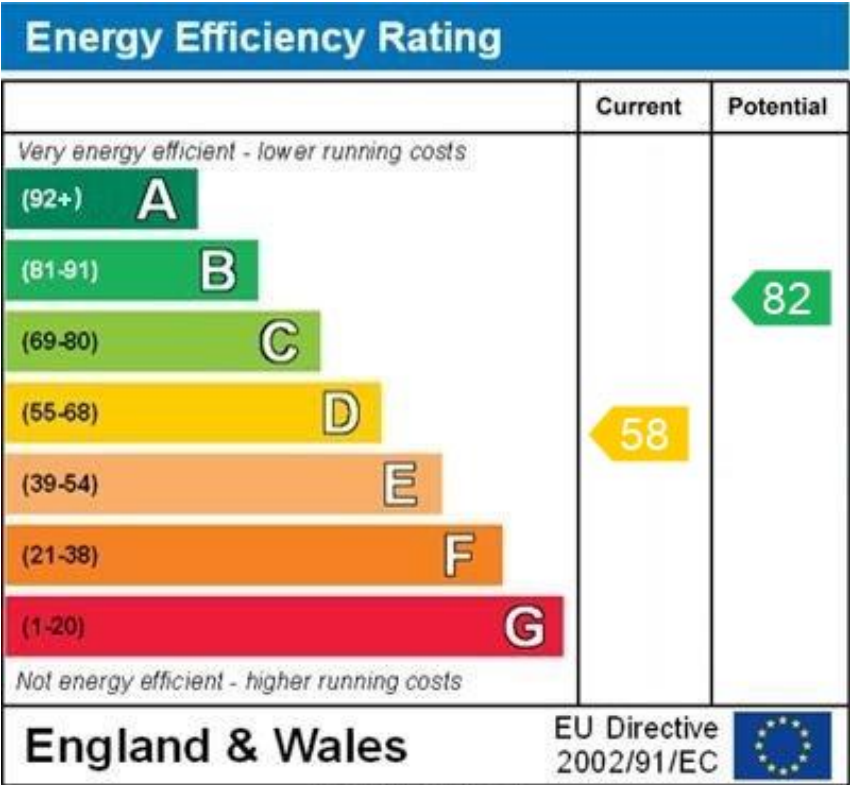
Approximate Gross Internal Area
Main House = 2047 Sq Ft/190 Sq M
Garage = 274 Sq Ft/25 Sq M Total =
2321 Sq Ft/215 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Property EPC

11 Shrubbery Grove, Royston, Hertfordshire, SG8 9LJ



WWW.EPC4U.COM

Property Info

11 Shrubbery Grove, Royston, Hertfordshire, SG8 9LJ

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
3
Receptions
4
Tenure Type
Freehold
Floor Area
2047
Agency Type
Sole
Parking
Double Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
Major renovation required
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers in Excess of
Price
£700,000
Land Size
Less than an acre
Age of Property
-
Year Built
1980
New Home
No

Property Features

11 Shrubbery Grove, Royston, Hertfordshire, SG8 9LJ

Feature 1

Substantial Detached Family Residence Offering Over 2,000 Sq Ft Of Versatile Accommodation.

Feature 2

Intelligent Split-level Architectural Design Presenting Exceptional Potential For Multi-generational Living Or An Independent Guest Suite.

Feature 3

Four Generously Proportioned Reception Rooms Providing Highly Flexible Spaces For Entertaining And Family Life.

Feature 4

Dedicated Home Office Situated On The Lower Level, Ideal For Remote Professionals Requiring A Quiet Workspace.

Feature 5

Four Spacious Bedrooms, Including A Principal Suite With A Private En-suite Shower Room.

Feature 6

Integral Double Garage And Expansive Driveway Providing Secure Off-road Parking For Up To Four Vehicles.

Feature 7

Private And Enclosed Rear Garden Featuring Mature Borders, A Lawn, And A Dedicated Patio For Outdoor Dining.

Feature 8

Prime Position Within A Tranquil Cul-de-sac, Offering Immediate Access To The A10, Cambridge, And The Hertfordshire Countryside.

Feature 9

Offered To The Market With The Distinct Advantage Of No Onward Chain Allowing

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Property Features

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Early Occupation.

Feature 10

Exceptional Commuter Location With Royston Station Providing Direct Rail Links To London Kings Cross In Just 38 Minutes.

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Property Description

11 Shrubbery Grove, Royston, Hertfordshire, SG8 9LJ

Royston, Hertfordshire

Positioned within a tranquil and highly regarded cul-de-sac, this expansive detached family home offers over 2,200 square feet of meticulously considered accommodation. Offered to the market with the distinct advantage of no onward chain, this property is available for speedy occupation. This impressive home boasts an intelligent split-level architectural design that intuitively separates the primary entertaining spaces from a highly versatile lower ground floor, making it an exquisite proposition for multi-generational living or a substantial home business environment.

The upper entrance level serves as the heart of the home, featuring a bright and spacious sitting room with a wood-burning stove, a formal dining room, and a generously appointed kitchen/breakfast room. This floor also hosts the primary sleeping quarters, including a sophisticated principal bedroom complete with a private en-suite shower room, alongside two further well-proportioned bedrooms and a family bathroom. Descending to the lower ground floor reveals a fully adaptable suite of rooms, comprising a vast family reception room, a dedicated home office, a fourth bedroom, a shower room, and a practical utility room, all of which present the perfect footprint for an independent guest suite or relatives annex.

Externally, the property is complemented by a private, enclosed rear garden with mature hedgerows and a patio area designed for al fresco entertaining. A double integral garage and an expansive driveway provide secure off-road parking for up to four vehicles. Beyond the boundaries of the home, Royston itself offers an exceptional lifestyle. This traditional Hertfordshire town is a premier destination for commuters, providing direct mainline rail services to London Kings Cross in just 38 minutes, alongside immediate access to the A10 and proximity to the cultural and academic hub of Cambridge.

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