



BROWN & CO

12 YEARS CLOSE



- 12 Years Close-

Royston | Hertfordshire | SG8 5TE

A recently renovated three bedroom terraced home situated within a popular residential location, offering convenient access to a wide range of local amenities.

Property Highlights

Recently renovated accommodation - High specification throughout - Parking for two vehicles - Garage en bloc - Landscaped rear garden - Sought after residential location - Well situated for surrounding amenities

House

Ground Floor: Entrance hallway – Living room - Kitchen
breakfast room – Garden room

First Floor: Landing – Bedroom one - Bedroom two - Bedroom three - Family bathroom

Total: 824 sq. ft. (76 sq. m)



DETAILED DESCRIPTION

A well planned and recently upgraded three bedroom terraced home, finished to a high specification throughout and benefitting from off road parking for two vehicles and an attractive landscaped rear garden. The well presented accommodation extends to approximately 824 sq. ft., arranged over two floors, with the added benefit of a garage en bloc. Furthermore, the property is ideally positioned for access to nearby amenities, including Royston's mainline railway station, which provides regular direct services to London King's Cross and Cambridge.

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 HALLWAY

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

LIVING ROOM

With window to the front aspect, under stairs storage cupboard, wood effect flooring, opening to



KITCHEN BREAKFAST ROOM

With window to the rear aspect, two tone shaker style kitchen with range of eye and base level units, wood effect counter with breakfast bar and inset ceramic sink and drainer with gold mixer tap over, Rangemaster oven with chimney style extractor hood over, space for washing machine and fridge freezer, integrated dishwasher, part tiled walls, wood effect flooring, opening to



GARDEN ROOM

With windows to the side and rear aspect, fitted storage bench

FIRST FLOOR

LANDING

With loft access via hatch, doors to

BEDROOM ONE

with window to the front aspect

BEDROOM TWO

With window to the rear aspect

BEDROOM THREE

window to the front aspect

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with basin and mixer tap over and panelled bath with drencher head shower over, heated towel rail, part tiled walls, tiled floor



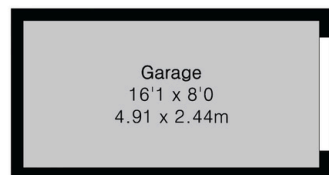


**Approximate Gross Internal Area 824 sq ft - 76 sq m
(Excluding Garage)**

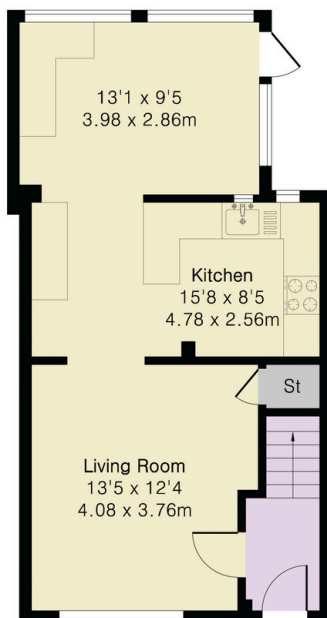
Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 348 sq ft – 32 sq m

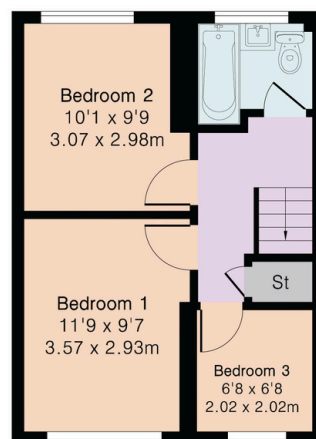
Garage Area 129 sq ft – 12 sq m



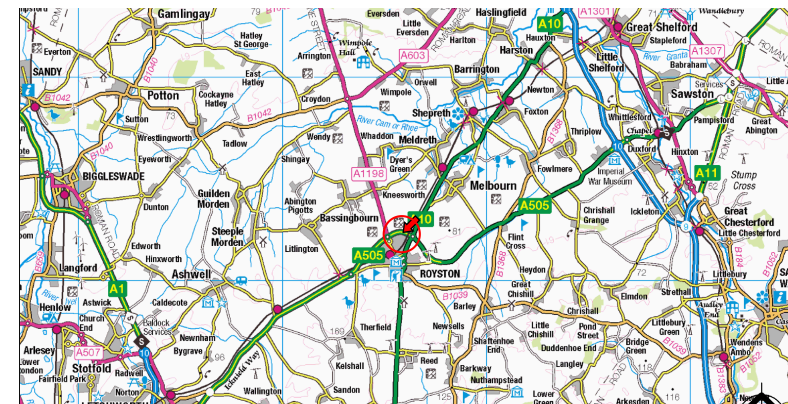
Garage



Ground Floor



First Floor



Tenure: Freehold

Services: Mains electricity, gas, water and drainage are connected. Gas-fired central heating.

Council Tax Band: C

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: HD137770. 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.

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