



29 Melbourn Road  
Royston, SG8 7DE

**BROWN & CO**



# 29 MELBOURN ROAD

Royston, SG8 7DE



An exceptional four bedroom detached Edwardian residence located in a prime central position within this most sought after market town.

**BROWN & CO**

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## DETAILED DESCRIPTION

A most impressive four bedroom detached Edwardian residence occupying an attractive central position within this thriving market town, offering easy access to both the town centre and mainline rail station with direct links to London Kings Cross and Cambridge. The well planned accommodation has been thoughtfully extended and finished to a high specification throughout offering versatile accommodation of approximately 1655 sq. ft. (including garage/ bike store) arrange over two floors. Furthermore, the property benefits from driveway parking and a generous plot of about 0.2 acres.

## 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 entrance door with decorative glass panels, window to the side aspect, exposed floorboards, stairs to the first floor, doors to living room, door to kitchen diner

#### LIVING ROOM

With square bay window to the front aspect, fitted shutters, wood burning stove with slate tiled hearth, bespoke fitted storage wall with range of shelves, cupboards and drawers

#### KITCHEN/DINER

With electric Velux windows over, window to the rear aspect, bespoke fitted kitchen with range of eye and base level units, granite worktops with butler sink with mixer tap over, peninsular with oak counter and under mounted circular sink with mixer tap over and breakfast bar, Rangemaster oven with five ring gas burning hob and chimney style extractor hood over, space for American-style fridge freezer, integrated dishwasher, natural stone tiled floor, French doors opening to the patio area, door to utility room, bedroom four and the ground floor shower room

#### UTILITY/BOOT ROOM

With space for washing machine and tumble dryer, preparation counter, wall mounted storage cupboards, natural stone tiled floor, door to garden and garage/ bike store

#### BEDROOM FOUR/FAMILY ROOM

With window to the rear aspect, wooden flooring, French doors to the patio area

#### GROUND FLOOR SHOWER ROOM

Contemporary suite comprising; large walk in wet room style shower area with drencher head over, wall mounted wash basin with chrome mixer tap over and low-level wc with eco flush button, travertine tiled walls and floor



## FIRST FLOOR

### LANDING

With window to the side aspect, loft access via hatch, integral storage cupboard, door to

### BEDROOM ONE

With windows to the front aspect, fitted wardrobes

### BEDROOM TWO

With windows to the rear aspect, loft access via hatch

### BEDROOM THREE

With window to the rear aspect, exposed floorboards

### FAMILY BATHROOM

With window to the side aspect, traditional suite comprising low level wc, bath with shower over and pedestal wash basin, part tiled and wooden panelled walls, tiled floor

### OUTSIDE

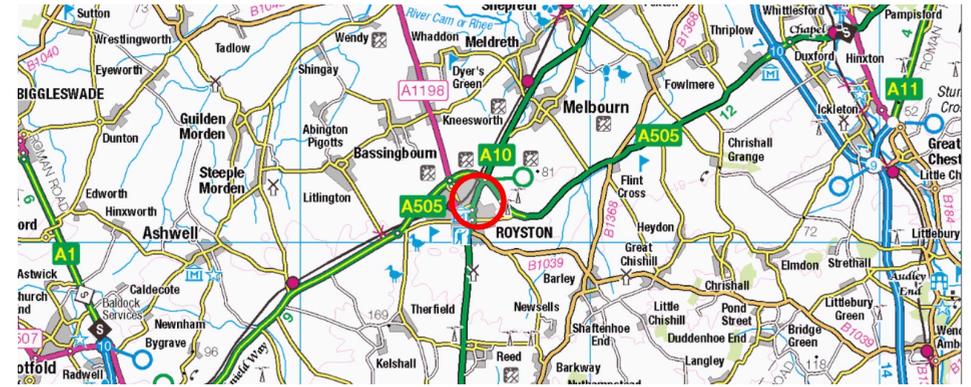
The front boundary is defined by a brick-pillared wall with ironmongery railings and a mature hedgerow behind, creating an attractive and private approach. An opening leads onto the generous gravel driveway, which provides ample parking and gives direct access to the entrance door and the garage/bike store.

The fully enclosed rear garden extends to approximately 160 ft. and is predominantly laid to lawn, complemented by a large patio with steps down to the main garden area. Furthermore, the garden features external lights, additional patio seating spaces, a vegetable garden and a summerhouse/garden studio equipped with light and power.





Approximate Gross Internal Area 1655 sq ft - 154 sq m  
 (Including Garage)  
 Ground Floor Area 1072 sq ft - 100 sq m  
 First Floor Area 583 sq ft - 54 sq m



Tenure: Freehold

Services: All mains services are connected

Council Tax Band: C, North Hertfordshire  
 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: HD245199. 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.

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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