

SIMPLY HOMES

Mallow Walk

Royston SG8 9NF

Price Guide £500,000

Mallow Walk

Royston SG8 9NF

Simply Homes are delighted to present this beautifully proportioned three-bedroom detached family home, ideally located in the highly sought-after town of Royston.

This impressive property offers generous living accommodation throughout, beginning with a bright and spacious living room that flows seamlessly into a well-appointed kitchen/dining area. The kitchen features stylish tiled splashbacks and integrated appliances, making it perfectly suited to both everyday family living and entertaining. It is further complemented by a separate utility room and a convenient cloakroom/WC.

Upstairs, the accommodation comprises a principal bedroom with a fully tiled en-suite, creating a comfortable and private retreat. Two further well-proportioned double bedrooms are served by a modern family bathroom suite.

Externally, the property continues to impress with a well-maintained private rear garden, ideal for relaxing or al fresco dining. Additional benefits include an integral garage and driveway, providing ample off-street parking.

Situated within a quiet cul-de-sac in one of Royston's most desirable areas, the home enjoys all the advantages of this attractive market town. Local amenities include a variety of shops, well-regarded schools, a golf course, health and leisure centres, and a twice-weekly market. Royston's mainline railway station offers fast and regular services into London, while excellent road links provide easy access to both London and Cambridge.

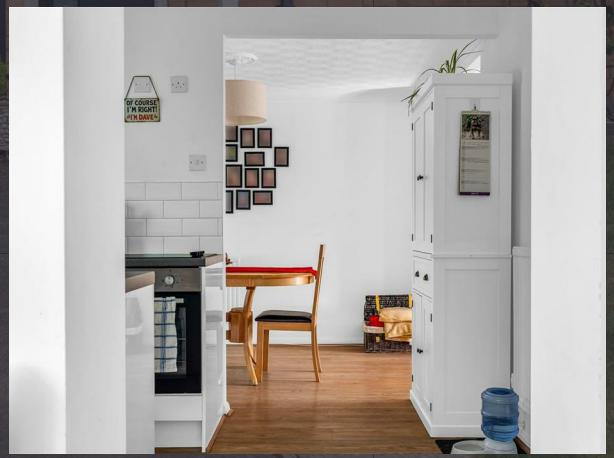
This is an excellent opportunity to acquire a versatile and welcoming home in a prime location, and early viewing is highly recommended.











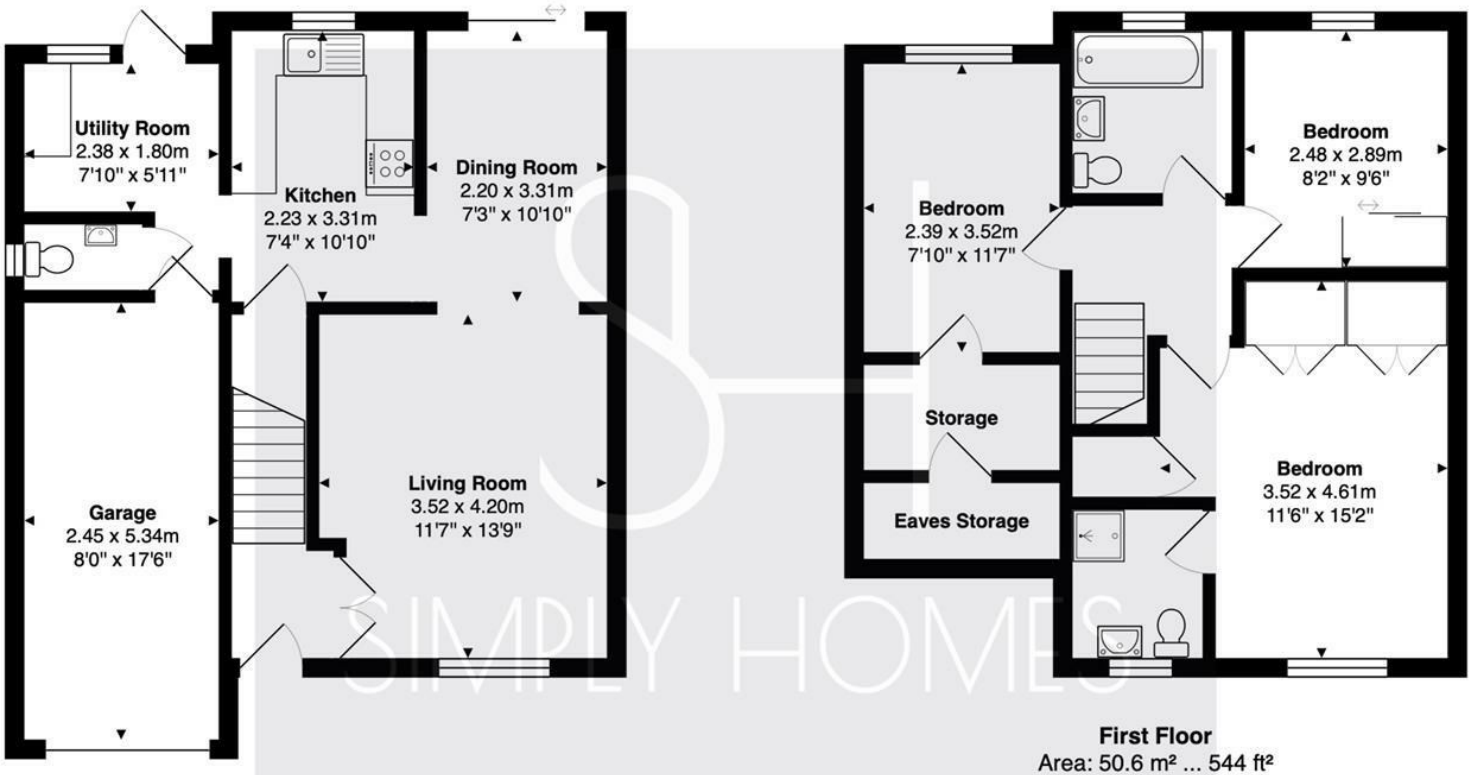












Ground Floor
Area: 55.9 m² ... 602 ft²

First Floor
Area: 50.6 m² ... 544 ft²

Total Area: 106.5 m² ... 1146 ft²











SIMPLY HOMES

115-116 Fore Street | Hertford | SG14 1AF | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on