



Layston Park, Royston, SG8 9DS

CHEFFINS

Layston Park

Royston,
SG8 9DS

- Gas Fired Central Heating
- Driveway Parking Leading to the Single Garage
- On Street Parking Available
- Easy Access to Surrounding Amenities
- Extended Accommodation

A well presented three/four bedroom detached family home constructed with brick elevations under a pitched tiled roof, enjoying an elevated position on the South side of Royston with leafy surroundings and easy access to the nearby amenities. The well planned and extended accommodation extends to approximately 1206sq. ft. Offering versatile living arrange offer two floors.

3 2 3



Guide Price £500,000



LOCATION

Royston is strategically positioned at the crossroads of major transportation routes, facilitating seamless connectivity. Commuters benefit from easy access to the A505 and A10 roads, as well as proximity to the M11 and M25 motorways. Royston railway station further enhances its accessibility, providing direct rail links to London, Cambridge, and beyond. The town's amenities cater to diverse needs, featuring a range of shops, restaurants, and cultural attractions. Residents enjoy a balanced lifestyle, surrounded by the beauty of Royston Heath and the convenience of well-connected transport networks.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, double glazed window to the front aspect, radiator, under stairs storage cupboard, additional storage cupboard, doors to

LOUNGE

With double glazed window to the front aspect, gas fireplace with stone hearth and surround with wooden mantle, French doors to the conservatory, radiator

STUDY/BEDROOM FOUR

KITCHEN/DINER

With double glazed windows to the side and rear aspect, kitchen with matching eye and base level units, worktop with inset circular sink and drainer, inset four ring electric hob with extractor hood over, integrated appliances include oven, washing machine and dishwasher, electric underfloor heating, storage cupboard, part tiled walls, tiled floor, door to conservatory

CONSERVATORY

With double glazed windows, bifold doors to the garden, tiled floor

GUEST CLOAKROOM

With window to the rear aspect, low

level wc with eco flush button, wall mounted basin with chrome mixer tap, heated towel rail, tiled floor, part tiled walls

FIRST FLOOR

LANDING

With window to the rear aspect, loft access via hatch, cupboard housing hot water cylinder

PRINCIPAL BEDROOM

With double glazed window to the front aspect, door to

EN-SUITE SHOWER ROOM

With double glazed window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower enclosure with glass and chrome door, chrome heated towel rail, tiled walls, wood effect flooring

BEDROOM TWO

With double glazed window to the front aspect, integral wardrobe, radiator

BEDROOM THREE

With double glazed window to the rear aspect

FAMILY SHOWER ROOM

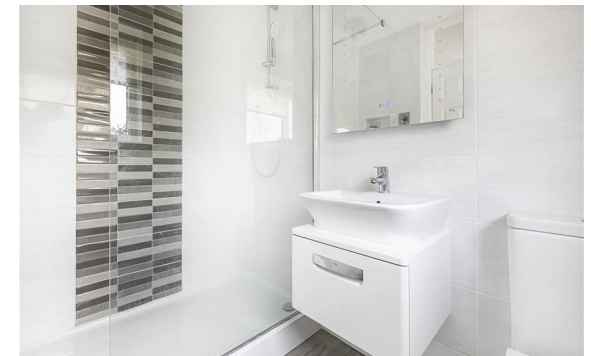
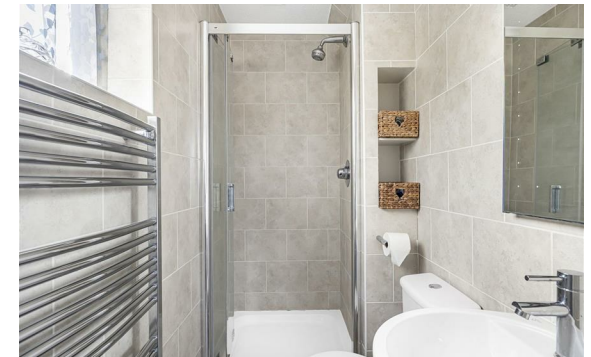
With double glazed window to the

rear aspect, suite comprising; low level wc with eco flush button, wall mounted wash basin with chrome mixer tap over, large walk in shower with drencher head over, chrome heated towel rail, tiled walls, tiled floor


OUTSIDE

The front of the property features two well stocked feature flower beds with steps leading to the entrance door and a block paved driveway leading to the garage with light and power.

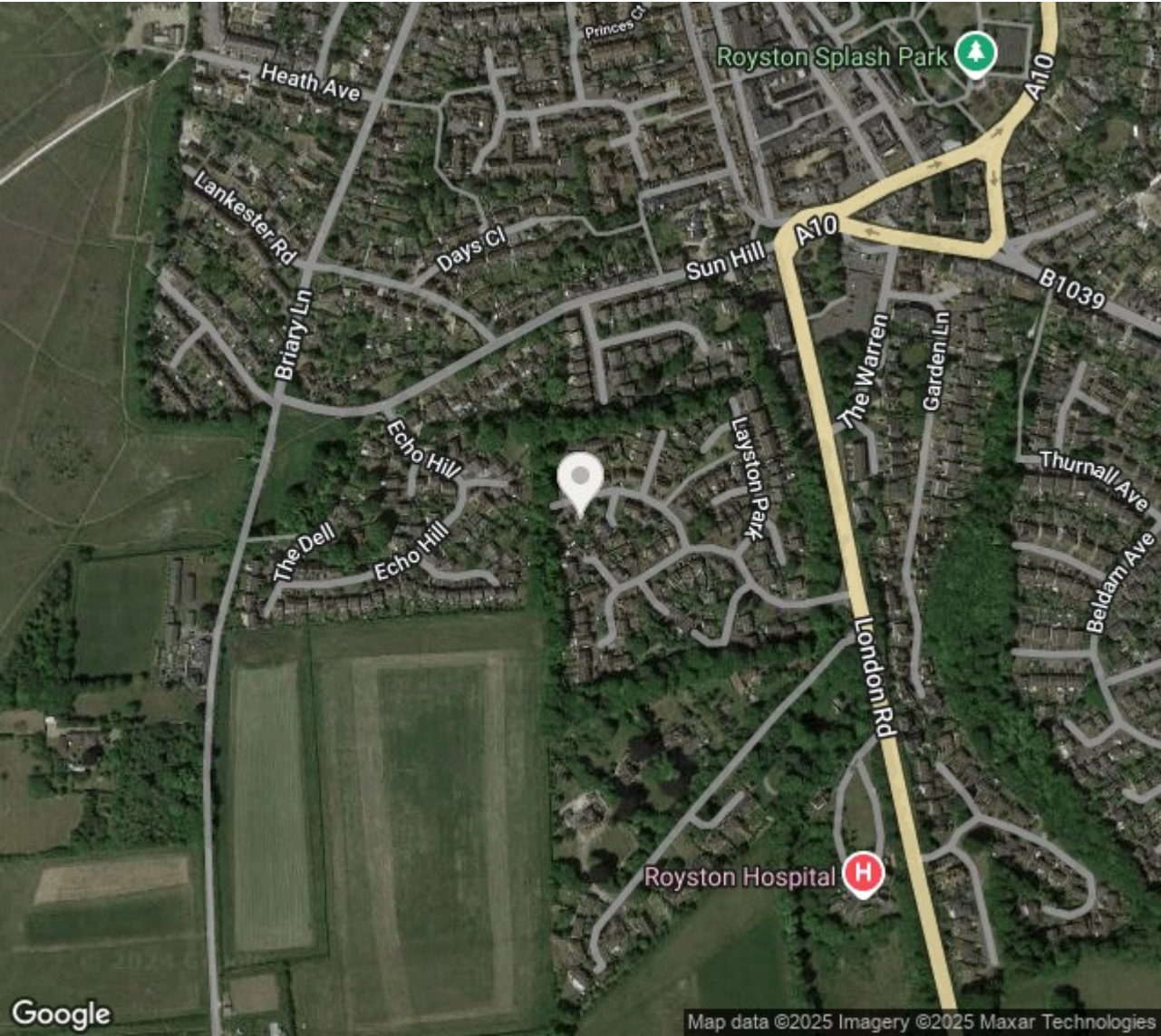
The fully enclosed rear garden enjoys a south facing aspect and has been landscaped to feature a range of patio areas, a lawn area, well stocked feature flower beds, security lights, and outside tap, door to the garage and gated side access.





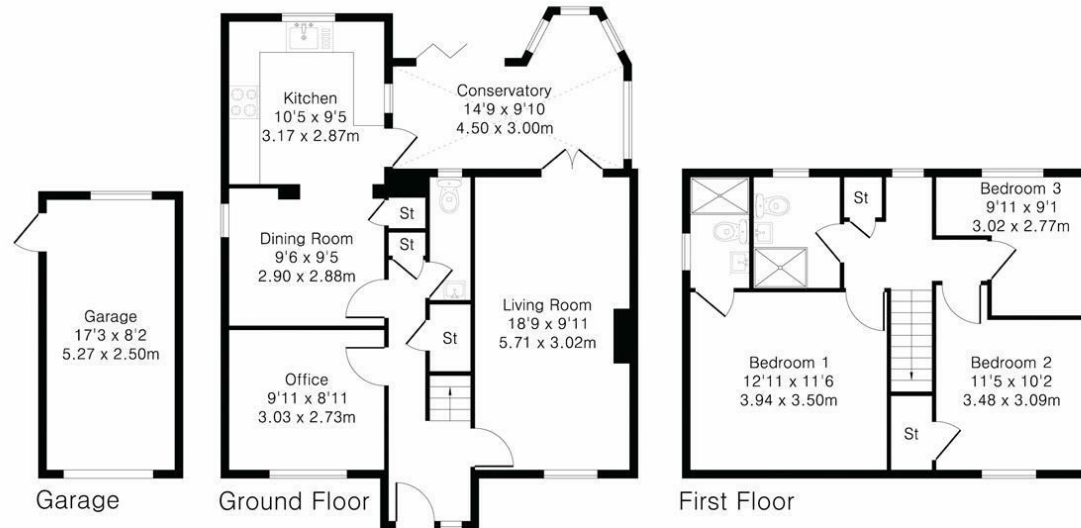
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £500,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Hertfordshire





Approximate Gross Internal Area 1206 sq ft – 112 sq m
 Ground Floor Area 726 sq ft – 67 sq m
 First Floor Area 480 sq ft – 45 sq m
 Garage Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.