



Kneesworth Street, Royston, SG8 5AA

CHEFFINS

Kneesworth Street

Royston,
SG8 5AA

A most impressive double-fronted Victorian residence, thoughtfully improved and beautifully updated, featuring a striking architect-designed extension that creates a stunning open-plan kitchen and dining space. The property enjoys a prime position within the central conservation area of this historic market town, just moments from an excellent range of local amenities and within easy walking distance of the railway station.

4 2 3

Guide Price £800,000





LOCATION

The property occupies a highly convenient position on Kneesworth Street, just a short walk from Royston's bustling town centre. Royston is a historic market town that provides an excellent range of day-to-day facilities, including a variety of independent shops, supermarkets, cafés, restaurants, and public houses, together with both primary and secondary schooling. For those seeking leisure opportunities, the town offers sports clubs, a leisure centre with swimming pool, golf courses and the wide open spaces of Therfield Heath, which is renowned for its walking, riding and wildlife. The town is particularly well served for commuters, with Royston mainline railway station providing fast and regular services to both Cambridge (approximately 15 minutes) and London King's Cross (from 38 minutes). Road communications are also excellent, with the A505, A10 and A1(M) all readily accessible, and Cambridge city centre lying about 12 miles to the north-east. Stansted Airport is also within easy reach, being around 30 minutes by car.

SIX PANELLED TIMBER ENTRANCE DOOR

With glazed picture light above, leading into:

RECEPTION HALLWAY

With wood panelling, staircase rising to the upper floors, dado rail, radiator, oak flooring with recessed matwell and panelled doors leading into respective rooms:

CLOAKROOM

Fitted with white suite comprising low level dual flush w.c., wash hand basin with tiling to splashbacks, tiled floor, extractor fan.

LIVING ROOM

Tall ceilings, moulded cornicing, moulded ceiling rose, ceiling with inset downlighters, chimney breast with cast iron log burning stove and raised brick hearth with limestone surround, oak flooring, double panelled radiator and a bay window to the front with shutters, a pair of large doors opening to:

DINING ROOM

Tall ceilings, moulded cornicing, moulded ceiling rose, ceiling with inset downlighters, chimney breast with a raised tiled hearth with limestone surround, oak flooring, double panelled radiator, opening through to:

KITCHEN/BREAKFAST/SITTING ROOM

Recent architect designed modern extension featuring architectural glass and full height double glazed bi-fold doors to the rear opening out to the garden. The kitchen is fitted with a generous range of storage cupboards and drawers with stone working surfaces and glazed tiled upstands with double bowl undermount sink unit, seating area, central island incorporating breakfast bar, cupboards and drawers under, range of fitted appliances including a Bosch induction hob with extractor above, a pair of Neff ovens and space for an American style fridge/freezer, integrated dishwasher, tiled floor with underfloor heating.

FAMILY ROOM

Feature vaulted ceiling with double glazed rooflight, oak flooring, double panelled radiator, range of fitted storage cupboards to one wall, a pair of cupboards with sink unit and wall mounted Worcester gas fired boiler providing domestic hot water and central heating system. In the family room, there is a utility cupboard with plumbing and space for automatic washing machine, space for tumble dryer and space for under counter freezer, shelved pantry cupboard with window to the side. Panelled door with staircase leading down to:

CELLAR

Accessed via staircase.

STUDY/SNUG

Chimney breast, fitted shelving to recesses, under stairs storage cupboard, radiator, LED downlighters, sash window to the front with shutters.

ON THE FIRST FLOOR

LANDING

Staircase rising to the second floor, dado rail, moulded cornicing and panelled doors leading through into respective rooms.

BEDROOM 1

Moulded cornicing, picture rail, range of fitted wardrobe cupboards, radiator, ceiling with inset downlighters, sash window to the rear and door through to:

ENSUITE

Walk-in stone tiled shower, low level dual flush w.c., wall hung wash hand basin, stone tiled floor, ceiling with inset downlighters, mirror with light, extractor fan.

BEDROOM 2

Moulded cornicing, picture rail, ceiling with inset downlighters, radiator and double glazed bay sash window with shutters.

BEDROOM 3

Fitted wardrobe cupboard, radiator, double glazed sash window to the front with shutters.

STUDY/BOX ROOM

Picture rail, radiator, sash window to the front with shutters.

FAMILY BATHROOM

Comprising a three-piece suite with panelled bath and wall-mounted shower head above, glazed shower partition, low-level W.C. with concealed dual-flush, hand wash basin with mixer tap, all set within a tiled surround. Storage drawers beneath the basin, wall-mounted mirrored cupboard, shaver point, heated towel rail, tiled flooring, inset LED downlighters, and sash window to the rear aspect.

ON THE SECOND FLOOR

LANDING

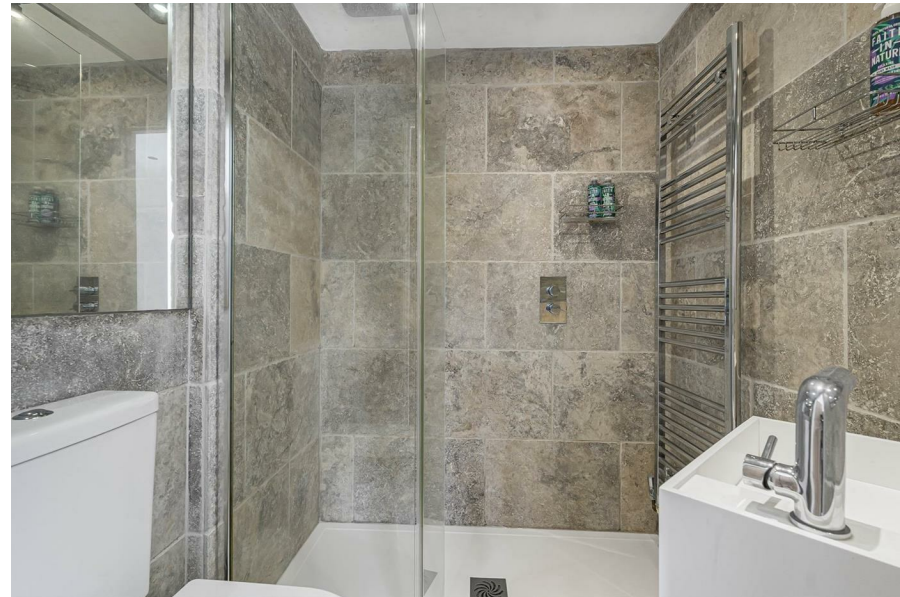
BEDROOM 4

Double panelled radiator, double glazed Velux rooflight, access to loft storage space housing Pressurised hot water tank and water softener.

OUTSIDE

Cobbled and paved driveway to side leading to remote control motorised gate with access to gravelled driveway with log stores, raised beds and store. The remainder of the gardens are enclosed by walling and fencing principally laid to lawn, stone tiled patio area, well stocked flowering and shrub beds, outside lighting, raised flower and shrub beds, storage shed/summerhouse to the rear. Electric vehicle charging point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	56
EU Directive 2002/91/EC		

Guide Price £800,000

Tenure - Freehold

Council Tax Band - F

Local Authority - North Herts Council

Approximate Gross Internal Area 2662 sq ft - 247 sq m

Basement Floor Area 241 sq ft - 22 sq m

Ground Floor Area 1279 sq ft - 119 sq m

First Floor Area 698 sq ft - 65 sq m

Second Floor Area 444 sq ft - 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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