



**Austin Corner, Royston, SG8 7FB**

**CHEFFINS**



## Austin Corner

Royston,  
SG8 7FB

- Town Centre Location
- High Specification Accommodation
- Driveway Parking for Two Cars
- South Facing Rear Garden
- Generously Proportioned Living

Centrally located, three bedroom terrace home offering easy access to both the town centre and mainline rail station with direct links to London Kings Cross and Cambridge. The high specification accommodation extends to approx 1550 sq. ft. arranged over three floors with the added benefit of driveway parking and a secluded south facing rear garden.

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**Guide Price £500,000**





## LOCATION

Royston benefits from having excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M. There are also highly regarded schools at primary and academy levels with higher education options in nearby Cambridge and Stevenage. Royston Town centre benefits from a host of amenities including boutique shops, restaurants/bars, supermarkets, doctors and dentist surgeries. Also London Luton and Stansted airports are both within a 45 minute drive.



## FIRST FLOOR

### ENTRANCE HALLWAY

With entrance door, solid oak flooring, stairs to the first floor, doors to

### KITCHEN/DINER

With window to the rear aspect, bespoke fitted kitchen with matching eye and base level units, worktop with inset sink and a half with mixer tap over, inset five ring gas hob with extractor hood over, space for appliances including American style fridge freezer and dishwasher, integrated oven, peninsula with breakfast bar, tiled floor, door to the garden.

### LOUNGE

With window to the front aspect, solid oak flooring

### GUEST CLOAKROOM/UTILITY

With low level wc with hidden cistern and eco flush plate, inset basin with chrome mixer tap over, preparation counter with space for washing machine and tumble dryer below, tiled floor, part tiled walls

## FIRST FLOOR

## LANDING

With stairs to the second floor, cupboard housing hot water cylinder, doors to

### PRINCIPAL BEDROOM

With window to the front aspect, door to study/ walk in wardrobe

### EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, glass and chrome shower enclosure with sliding door, inset basin with chrome mixer tap over, part tiled walls, tiled floor, chrome heated towel rail

### BEDROOM THREE

With window to the rear aspect

### FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush plate, panelled bath with shower over, inset basin with chrome mixer tap over, part tiled walls, tiled floor, chrome heated towel rail

## SECOND FLOOR

## LARGE WALK-IN WARDROBE AREA

With window to the front aspect, fitted wardrobes , door to

### BEDROOM TWO

With window to the rear aspect, fitted wardrobes, door to

### EN-SUITE SHOWER ROOM

With window to the front aspect, suite comprising; low level wc with hidden cistern and eco flush button, two basins with chrome mixer taps over, shower enclosure with glass and chrome sliding door, part tiled walls, tiled floor

## OUTSIDE

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to artificial lawn with a patio area, feature flower beds, an outside tap, external lights and gated rear access.

The front of the property offers driveway parking for two cars and features decorative shrub borders leading to the entrance door.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 95        |
| (81-91) <b>B</b>                            | 86      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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 - North Herts Council

Approximate Gross Internal Area 1550 sq ft – 144 sq m

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 571 sq ft – 53 sq m

Second Floor Area 408 sq ft – 38 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.