



Hampshire Road, Royston, SG8 9FT

**CHEFFINS**

# Hampshire Road

Royston,  
SG8 9FT

- 25'6 Kitchen/Dining Room
- Driveway Parking Leading to the Garage
- Easy Access to Therfield Heath and Mainline Rail Station
- High Specification Throughout
- Doubled Glazed Throughout

A most impressive detached home occupying a delightful position bordering the picturesque Therfield Heath, constructed by Redrow Homes with brick elevations under pitched tiled roofs. The high specification and airy accommodation extends to approximately 1405.9 Sq. ft. and offers flexible living arranged over two floors. This sought after residential location offers easy access to the mainline rail station with direct links to London Kings Cross and Cambridge and the centre of this vibrant market town.

4 2 1

**Guide Price £625,000**





## 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 HALL

With entrance door, stairs to the first floor, clever closet storage, doors to:

### KITCHEN / DINING ROOM

With window to the front and side aspect, matching eye and base level units, silestone counter with under mounted sink with chrome mixer tap over, inset electric hob with chimney style extractor hood over, integrated appliances include two chest level ovens, fridge freezer and dishwasher, island with silestone counter and breakfast bar with pop up sockets, wood effect Amtico flooring, French doors to the garden

### UTILITY ROOM

With door to driveway, matching eye and base level units, silestone preparation counter with under mounted sink with and mixer tap over, space and plumbing for washing machine and dryer, wood effect Amtico flooring

### LOUNGE

With window to the front and side aspect

### GUEST CLOAKROOM

With low level wc with eco flush button,

pedestal wash basin with chrome mixer tap over, wood effect Karndean flooring

## FIRST FLOOR

### LANDING

With loft access via hatch, cupboard housing hot water cylinder, doors to

### BEDROOM ONE

With window to the side aspect, fitted wardrobes with mirrored sliding doors, doors to

### EN-SUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, vanity unit with basin over, glass and chrome shower enclosure, part tiled walls, chrome heated towel rail, Amtico wood effect flooring

### BEDROOM TWO

With window to the front aspect, fitted wardrobe

### BEDROOM THREE

With window to the front and side aspect

### BEDROOM FOUR

With window to the side aspect

## FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, vanity unit with basin over, panelled bath with shower over, part tiled walls, Amtico wood effect flooring

## OUTSIDE

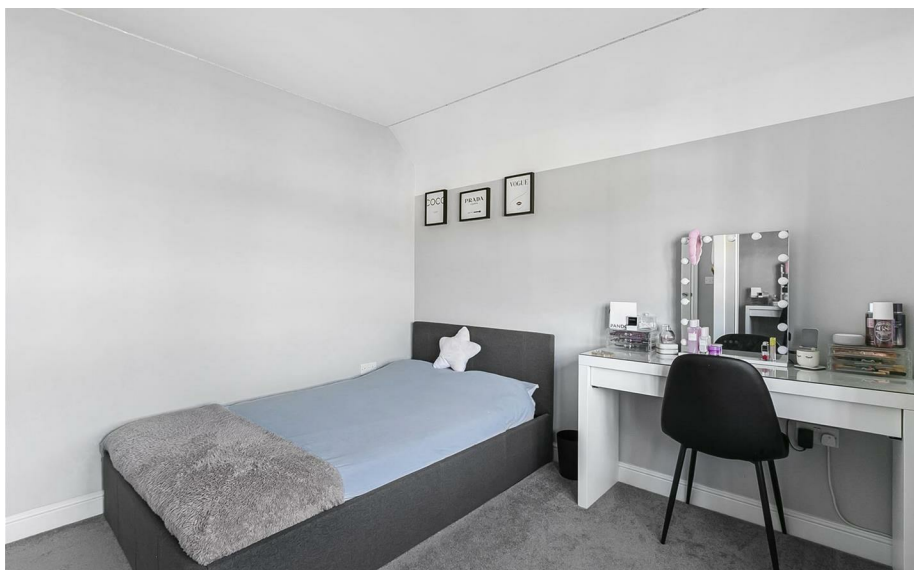
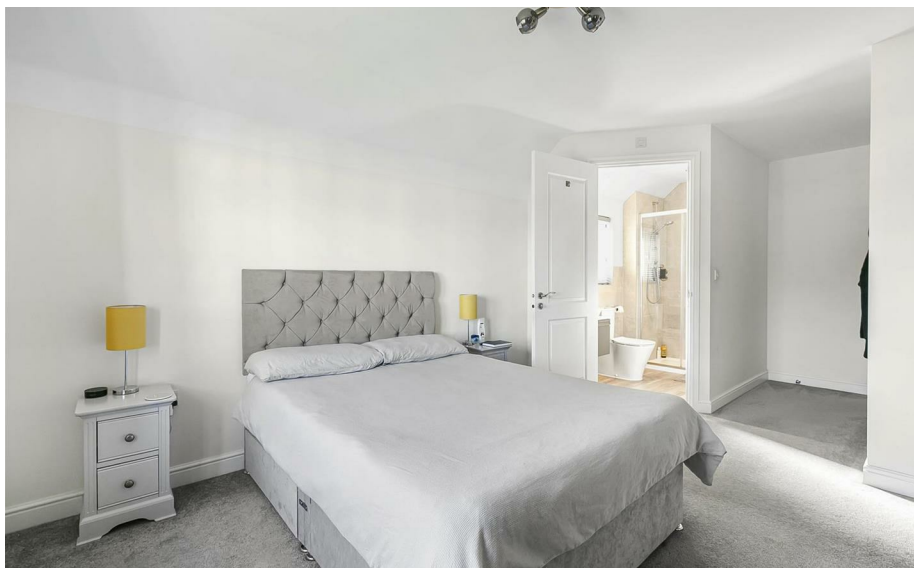
The property enjoys an attractive shrub border with steps to the entrance door and block paved parking leading to the garage.


The fully enclosed rear garden is part-walled and features a patio area, artificial lawn area, security light, outside tap and gated side access

## AGENTS NOTE

Gas fired central heating.  
All mains services connected.  
10 year NHBC warrantee from 2021 with 7 years left.  
Top broadband speeds of up to 1000mbps  
On street parking also available.  
Estate charge of £200 per annum.





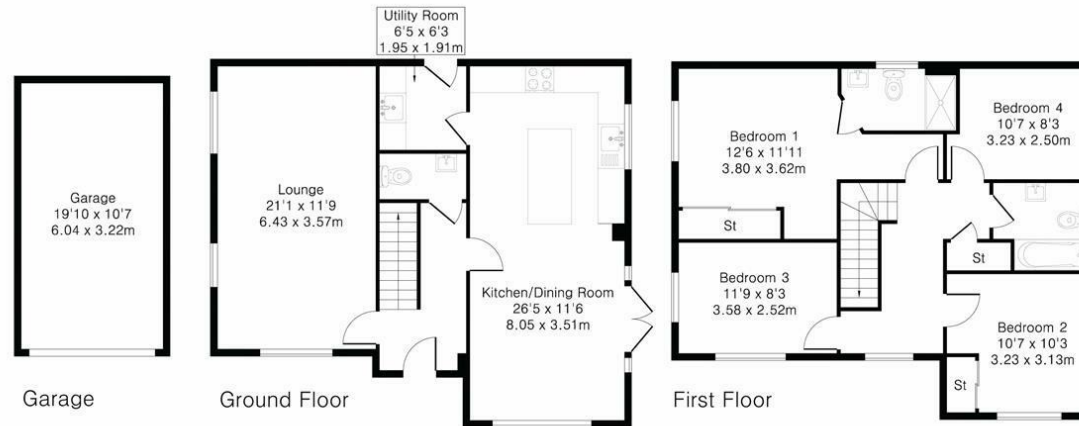
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £625,000  
Tenure – Freehold  
Council Tax Band – F  
Local Authority – North Herts Council





Approximate Gross Internal Area 1406 sq ft – 131 sq m  
 Ground Floor Area 710 sq ft – 66 sq m  
 First Floor Area 696 sq ft – 65 sq m  
 Garage Area 209 sq ft – 19 sq m



CHEFFINS

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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.