



1, St Marys Park  
Royston,  
Hertfordshire, SG8 7XB  
£875,000

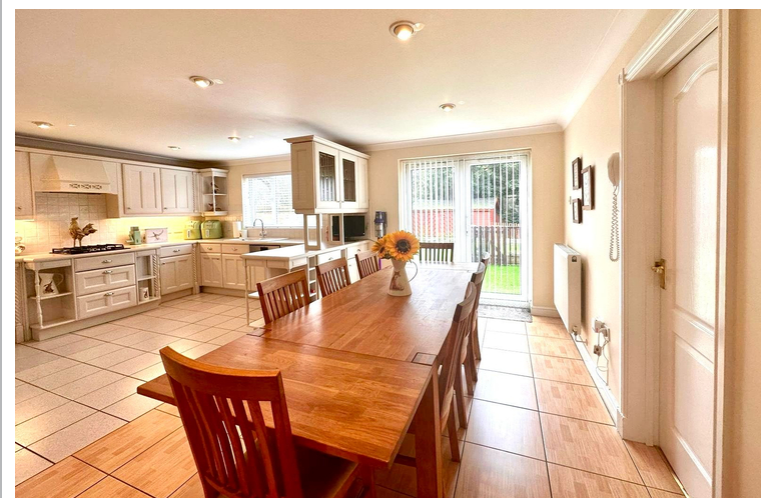
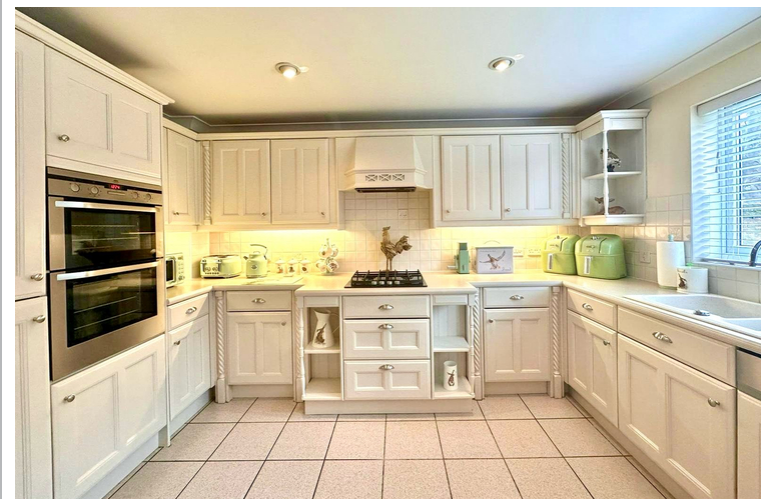
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properties



This impressive family home is set within a highly desirable location within a stones throw from Royston Town Centre. The property is very well positioned and provides fantastic accommodation arranged over two floors which comprise of; entrance hallway, study/6th bedroom, living room, kitchen/diner, dining room/2nd reception room/snug, downstairs WC, to the first floor are 5 excellent size bedrooms, 2 en-suites and a main family bathroom with Jack and Jill entrance to the 4th bedroom. To the external part of the property is a fully enclosed private rear garden, laid mainly to lawn with a large patio area providing access to the outside shed, workshop, double garage and access to driveway with parking for 3 - 4 cars.

This very attractive family home set in the heart of Royston's vibrant market town benefits from commuter links directly to London's Kings Cross and Cambridge via the British Railway Network and also has excellent commutable road links via the A10, M11, A505 and A1M and has good access directly to Cambridge City Centre along with London Luton and Stansted airports both being within a 45 minute drive. There are desirable schools for lower and higher education with two schools holding outstanding reputation. Royston Town Centre benefits from local amenities including boutique shops, restaurants/bars. major supermarkets and doctors and dentists.

- Highly Sought After Detached Family Home
- 3 Bathrooms & Downstairs WC
- 3 Reception Rooms
- Double Garage & Driveway For 3 - 4 Vehicles
- Landscaped Private Rear Garden
- 5 Excellent Sized Bedrooms
- Over 2000sq ft. of Accommodation
- Open Plan Kitchen/Diner
- Outbuilding/Workshop/Home Office
- Fantastic Location Within Royston Town





## Ground Floor

### Entrance Hall

Double glazed wooden door, spacious under stairs cupboard, radiator, heating controls, smoke detector, alarm, access to all downstairs accommodation.

### Living Room

20' 5" into bay x 14' 5" (6.22m x 4.39m)  
Feature gas fireplace with surround, large uPVC bay window to front aspect, two radiators, TV point, dimming lights, double doors from hallway.

### Dining Room

14' 5" x 9' 6" (4.39m x 2.90m)  
uPVC window to rear aspect, wall lights, large radiator, fitted units.

### Kitchen/Diner

19' 10" x 16' 9" (6.05m x 5.11m)  
Wall and base units with fully fitted worktop, 4 ring gas hob and cooker hood above, sink with drainer, integrated fridge/freezer and double oven, integrated dishwasher, two radiators, access to dining room and utility, uPVC patio doors to rear.

### Utility Room

10' 1" x 5' 10" (3.07m x 1.78m)  
Units with worktop over, sink and drainer, electric box, boiler, double glazed door to the side aspect, radiator.

### Study

11' 6" x 10' 0" (3.51m x 3.05m)  
uPVC window to front aspect, radiator.

### Downstairs WC

Obscure uPVC window to front aspect, partly tiled, radiator, wash hand basin with pedestal, low level flush WC, tiled flooring.

## First Floor

### Landing

Access to all rooms, radiator, airing cupboard, double socket, smoke detector.

### Master Bedroom

15' 2" x 11' 9" (4.62m x 3.58m)  
uPVC window to rear aspect, air conditioning, built in double wardrobes, radiator, access to en-suite.





### En-suite

Obscure uPVC window to rear aspect, shower cubicle and mains shower, bath, low level flush WC, wash hand basin with pedestal, towel rail, shaver point, partly tiled.

### Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

uPVC window to front aspect, radiator, built in wardrobe, access to en-suite, loft access.

### En-suite

Low level flush WC, shower cubicle, wash hand basin with pedestal, partly tiled, obscure uPVC window to side aspect.

### Bedroom Three

12' 6" x 9' 8" (3.81m x 2.95m)

uPVC window to rear aspect, built in wardrobe, double sockets, radiator.

### Bedroom Four

12' 7" x 10' 9" (3.84m x 3.28m)

uPVC window to front aspect, built in wardrobe, radiator, Jack and Jill to family bathroom.

### Bedroom Five

9' 5" x 12' 8" into doorway (2.87m x 3.86m)

uPVC window to front aspect, built in cupboard, radiator.





## Family Bathroom

Obscure uPVC window to side aspect, low level flush WC, wash hand basin with pedestal, towel rail, bath, shower cubicle and mains shower, partly tiled, shaver point, Jack and Jill to bedroom four.

## External

### Rear Garden

South facing, low maintenance garden with a large patio area, electrical awning, side gates to both sides of the property, tap, double sockets, large workshop and a large shed.

### Workshop

15' 6" x 9' 6" (4.72m x 2.90m)

Fully insulated, single glazed window to front aspect, fitted base units with roll edge work tops, sink and drainer unit, power and lighting, fitted air con unit, separate electrical box, double sockets.

### Shed

13' 6" x 7' 6" (4.11m x 2.29m)

Power and lighting.

## Double Garage

17' 5" x 8' 7" (5.31m x 2.62m) 17' 5" x 7' 6" (5.31m x 2.29m)

Current owner has divided the garage via a partition wall which can be removed, power and lighting, up and over door.









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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