



# Green Drift

ROYSTON,  
Hertfordshire, SG8 5AF  
£350,000

country  
properties

This well-presented two-bedroom Semi Detached home is ideally located within easy reach of the town centre and train station, making it perfect for commuters.

Upon entering, you are welcomed by a spacious open-plan lounge/diner, which flows through to the kitchen with French doors leading out to the garden, creating a practical and sociable living space.

Upstairs, the property offers two bedrooms, including a generously sized principal bedroom with fitted wardrobes, and a second bedroom ideal for guests, a child's room or a home office. Both are served by a modern family bathroom featuring a walk-in shower, WC, hand wash basin and built-in storage.

Externally, the property benefits from a private enclosed rear garden, mainly laid to lawn with a paved patio area and rear gated access. Additional benefits include allocated parking and visitor spaces. Available mid-June. Council Tax Band C.

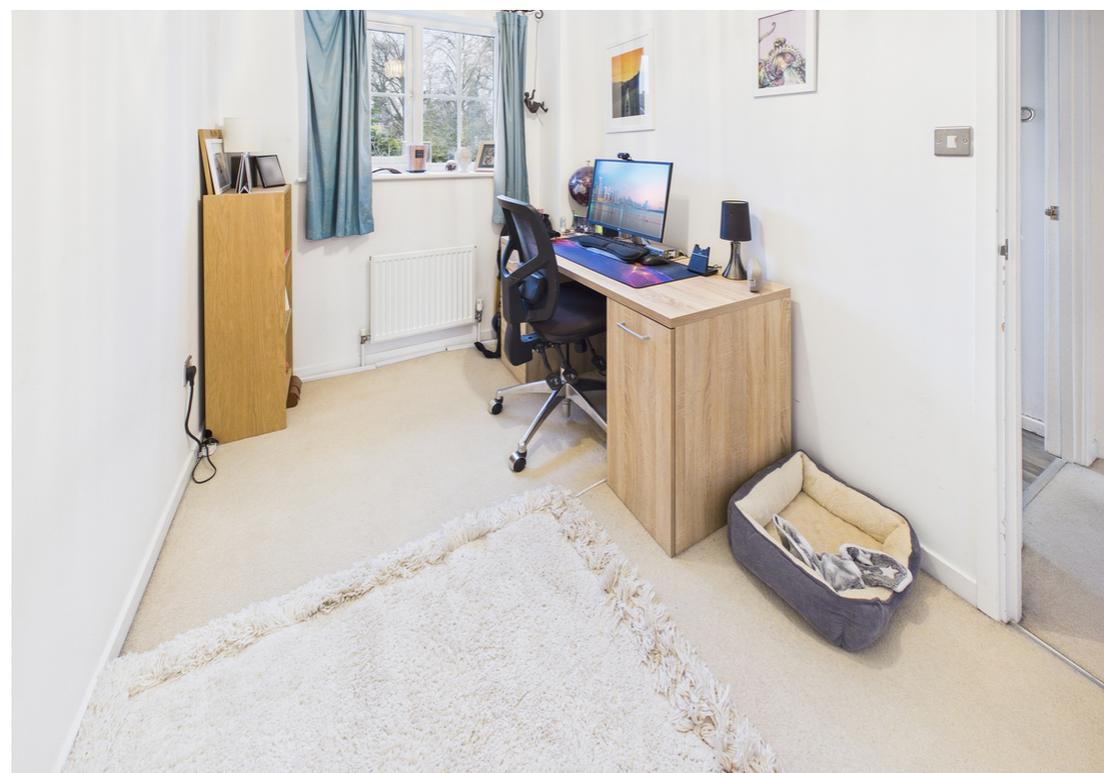
#### Location

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.

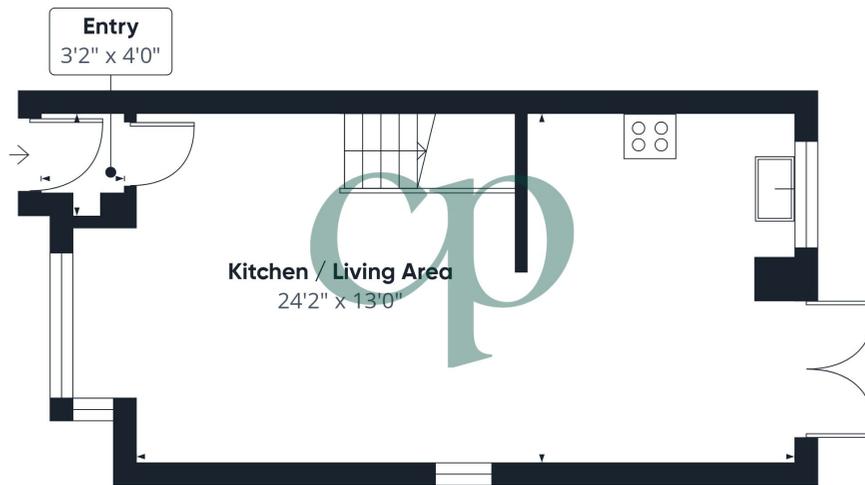
Anti-Money Laundering (AML): All purchasers will be required to complete an Anti-Money Laundering and financial sanctions check once a sale is agreed (subject to contract). This is carried out by a third-party provider at a cost of £60 (inclusive of VAT) per property, payable by the applicant(s).

- Two Bedroom House
- Open plan Lounge/ Diner
- Allocated Parking
- Enclosed Rear Garden
- Council Tax Band C
- Available Mid June

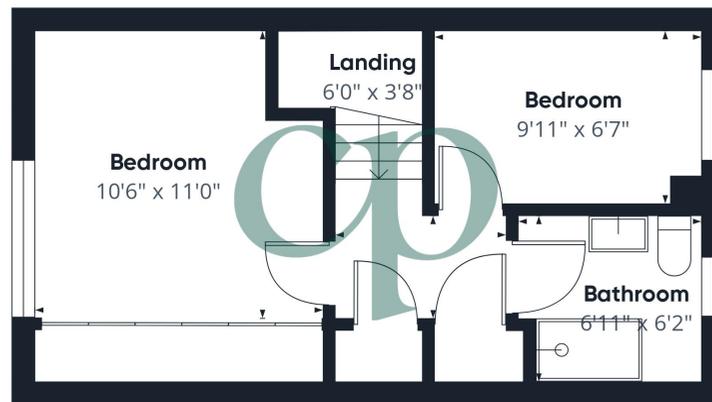








Floor 0



Floor 1

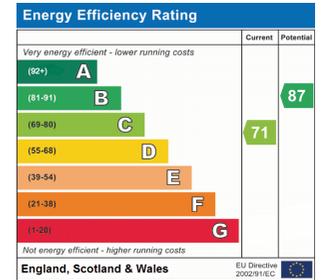


Approximate total area<sup>(1)</sup>  
628 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

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