



# King James Way

Royston,  
Hertfordshire, SG8 7EF  
Offers over £575,000

country  
properties

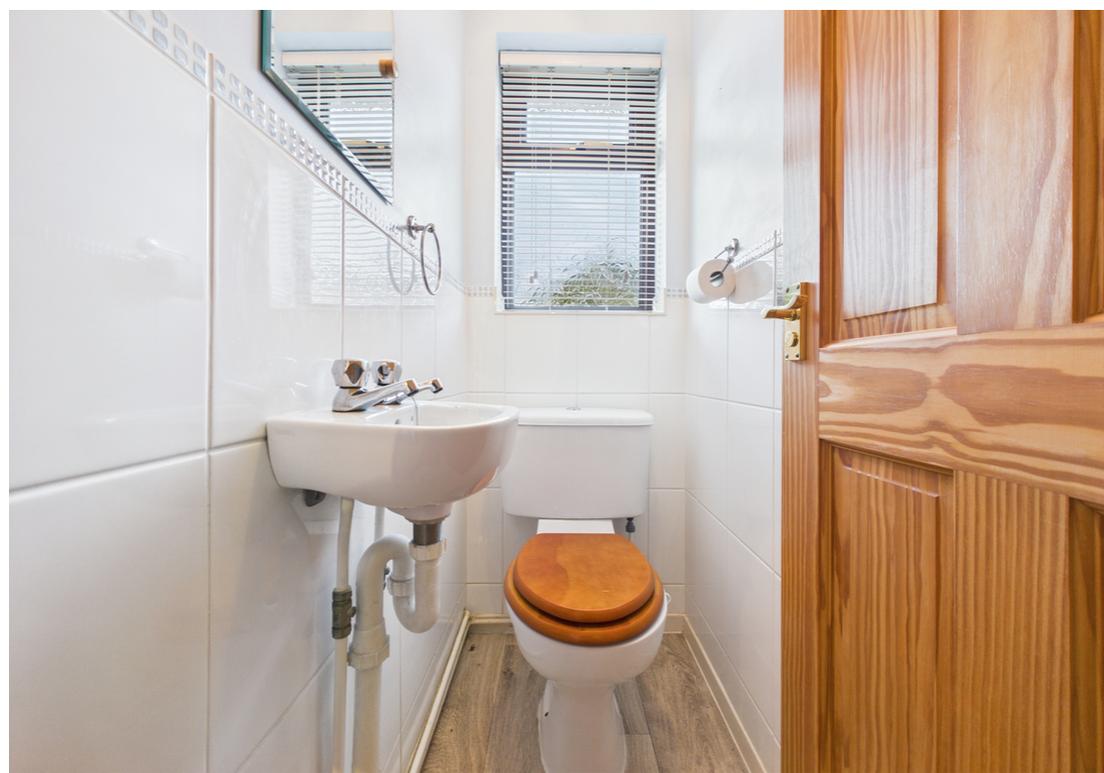
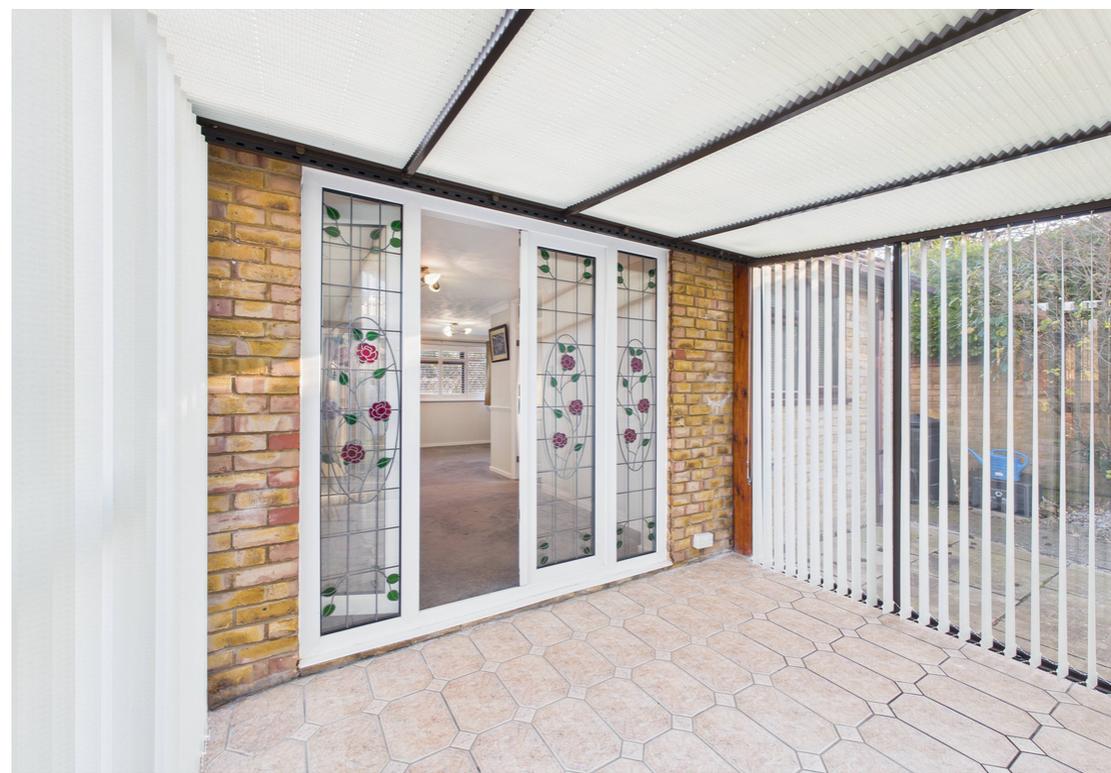
If you're searching for a detached bungalow with exceptional kerb appeal, your search ends here! Set on a spacious corner plot, this home combines style, privacy, and convenience.

Located just a short walk from Royston's High Street, GP surgery, and a host of local amenities, you'll enjoy easy access to everything you need. And, with its position on a peaceful, no-through road, you get the best of both worlds—central yet serene.

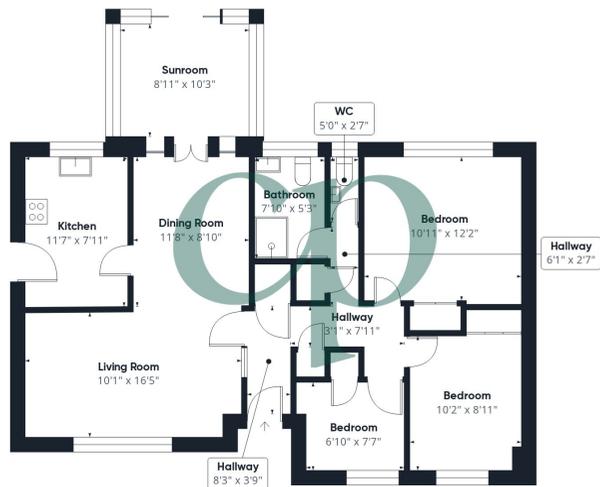
Relax in the private west-facing rear garden, complete with a handy greenhouse and shed. Plus, the garden offers direct access to the garage, making it both practical and enjoyable.

- Prime Central Location
- Detached
- Chain Free
- Three Bedrooms
- Three Piece Shower Room with WC
- Separate WC
- West Facing rear Garden
- Single Garage & Driveway
- Freehold
- EPC D/60

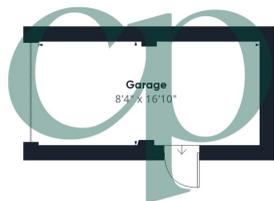








Floor 0 Building 1



Floor 0 Building 2

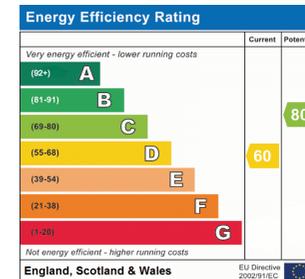


Approximate total area<sup>(1)</sup>  
1058 ft<sup>2</sup>

(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.

GIRAFFE360



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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www.country-properties.co.uk

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