



46, London Road

Royston,  
SG8 9EL

OIEO £550,000

country  
properties

Country Properties are proud to offer this Grade 11 Listed, beautiful characterful semi-detached 3 bedroom family home built in the 1800's. This intriguing and enchanting property is situated in the heart of Royston and is full of beautiful features such as an original bread oven, exposed beams, original single glazed sash windows and the stunning large bay window to the living room. The accommodation comprises; entrance hallway, spacious living room, kitchen and dining room, to the lower ground floor there is a large cellar with two separate rooms, to the first floor accommodation are 3 generously sized double bedrooms and a spacious family bathroom. The outside of the property provides a large fully enclosed rear garden enjoying 2 terraced patio areas providing an ideal place for alfresco dining, and to the front of the property is a driveway with parking for 2 - 3 vehicles and a detached Grade 11 Listed garage.

Royston has direct links onto the A10, A505, M11, A1M and good access to Cambridge city centre. Royston also provides you with all your local amenities, in the catchment of two outstanding schools and train links directly to London.

- Grade 11 Listed Characterful Semi Detached Family Home
- 2 Large Reception Rooms
- Fully Fitted Kitchen
- Beautiful Rear Garden
- Driveway For 2 - 3 Vehicles
- 3 Excellent Size Double Bedrooms
- Large Family Bathroom
- 2 Large Versatile Cellars With Potential To Be Converted Into Bedrooms
- Single Detached Grade 11 Listed Garage



## Ground Floor

### Hallway

Stairs to first floor, access to living room & kitchen/diner, access below the stairs to the cellar, large radiator, single glazed sash window to rear aspect, storage cupboard, featured wood burner, smoke detector, heating controls, double sockets, alarm system.

### Lounge

16' 3" into bay x 11' 4" (4.95m x 3.45m)  
Single glazed dual aspect bay window, single glazed sash window to front aspect, large radiator, double sockets, feature fireplaces with original fireplace surround.

### Kitchen/Diner

20' 11" x 19' 7 into recess" (6.38m x 5.97m)

Base units and roll edge work top, sink 1/2 with drainer, space for gas oven, space and plumbing for a slim line dishwasher and washing machine, space for tall free standing fridge/freezer, gas boiler, exposed beams, access into dining space, radiator, single glazed window to rear aspect, single glazed door to the garden, built in storage cupboard.

Fireplace with surround, storage cupboard, radiator, single glazed sash window to front aspect, additional single glazed window to the front aspect, original porch area.

### First Floor

### Landing

Access to all 3 double bedrooms and family bathroom, loft access.



### Master Bedroom

13' 3" into recess x 11' 5" (4.04m x 3.48m)

Built in wardrobes, large radiator, double sockets, dual aspect single glazed sash window to the front and side aspect.

### Bedroom Two

13' 2" into recess x 11' 4" (4.01m x 3.45m)

Large radiator, featured original fireplace, single glazed sash window to front aspect, built in wardrobe.

### Bedroom Three

12' 8" into recess x 8' 10" (3.86m x 2.69m)

Single glazed sash window to rear aspect, double sockets, radiator.

### Family Bathroom

Built in storage cupboard, single glazed sash window to rear aspect, low level flush WC, wash hand basin with pedestal, bath, partly tiled, Built in airing cupboard housing the water tank and storage.



## Lower Ground Floor

### Cellar One

20' 2" x 9' 11" (6.15m x 3.02m)

Stairs ascending down from the hallway, single glazed window to rear aspect, double sockets, concrete flooring, new 17th edition electric box, original coal shoot, door leading to hallway into cellar two.

### Cellar Two

19' 3" x 9' 1" (5.87m x 2.77m)

Carpeted, partially boarded and plastered, single glazed window to rear, exposed beams, lighting, double sockets, radiator.

## External

### Garden

Accessed via single glazed kitchen door onto a patio/terraced area with steps down to smaller patio area, mainly laid to lawn, surrounded by hedge, further patio/terraced area at the rear of the garden leading to the back of the garage.

### Front

Driveway for 2 - 3 vehicles, access to the side of the property leading to the rear garden, detached single grade 11 listed garage.

### Agents Notes:

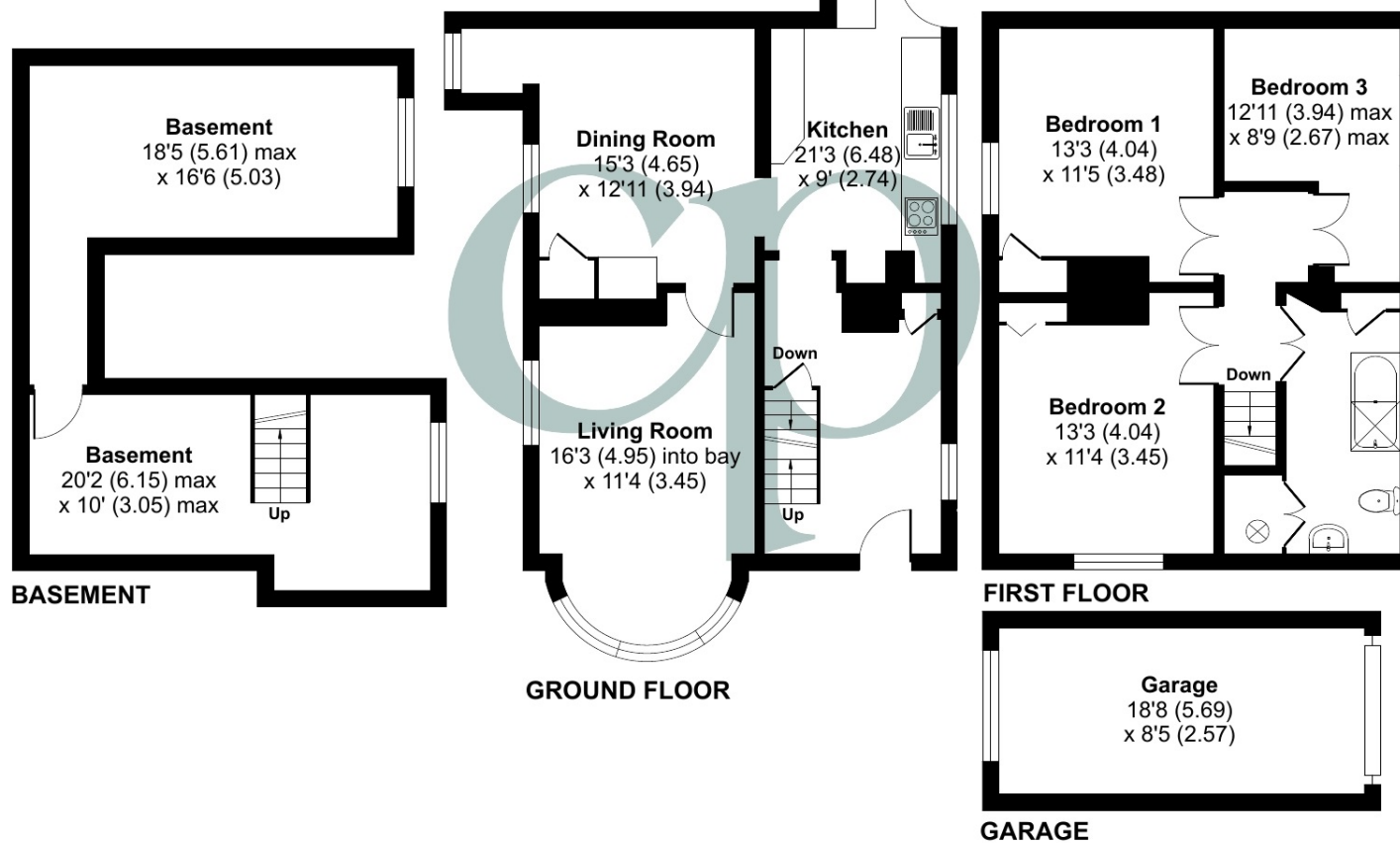
There is a small part of the kitchen area which has a flying freehold over it for the next door neighbours.







Approximate Area = 1558 sq ft / 144.7 sq m  
Garage = 159 sq ft / 14.7 sq m  
Total = 1717 sq ft / 159.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1092181

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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