



Old North Road

Royston,
Hertfordshire, SG8 5DS
Freehold £650,000

country
properties

We are proud to present this beautifully restored Victorian family home, ideally located just moments from Royston's mainline station and town centre.

Brimming with character, this impressive property showcases a wealth of original period features from the moment you step into the grand entrance hall. Thoughtfully updated by the current owners, the home blends timeless elegance with modern comfort across four generous floors.

- Victorian residence
- Town centre location
- Four well-proportioned bedrooms
- Three reception rooms
- Two bathrooms
- Plentiful period features
- Generous plot
- Council Tax Band E / EPC N/A

Accommodation

Ground Floor

Entrance Hall

Door to a further hall/landing.

Hall/Landing

Doors to lounge and dining room, stairs to lower floor and first floor . Window to rear aspect.

Lounge

9' 0" x 14' 7" (2.74m x 4.45m) – Window to front aspect, open fireplace.

Dining Room

8' 5" x 12' 2" (2.57m x 3.71m) – Window to rear aspect, open fireplace, radiator.

Lower Floor

Kitchen Diner

13' 1" x 12' 7" (3.99m x 3.84m) – A range of wall and base units comprising of cupboards and drawers with complimenting work surface over. Inset sink with mixer tap over. Space for fridge freezer, cooker and washing machine. Breakfast bar. Wall mounted boiler, radiator. Window to rear, door to lounge and door to rear hallway. Stairs to ground floor.

Lounge

12' 9" x 12' 6" (3.89m x 3.81m) – Window and door to front aspect. Open fireplace, radiator.

Rear Hallway

Doors to bathroom and garden, tiled floor, radiator.



Bathroom

5' 3" x 6' 0" (1.60m x 1.83m) – Window to side aspect, roll top bath, wash hand basin, high level flush WC, tiled floor, radiator.

First Floor

Landing

Window to Rear aspect, doors to master bedroom, bathroom and bedroom 4, stairs to second floor.

Master Bedroom

13' 4" x 13' 1" (4.06m x 3.99m) – 2 x windows to front aspect, radiator, open fireplace.

Bathroom

8' 2" x 4' 5" (2.49m x 1.35m) – Bath with shower over, vanity unit incorporating wash hand basin and low level toilet with double storage cupboard, heated towel radiator. Tilled walls and floor.

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m) – Window to rear aspect. Radiator.

Second Floor

Landing

4' 8" x 13' 2" (1.42m x 4.01m) – Doors to bedroom 2 and 3.

Bedroom Two

12' 10" x 12' 9" (3.91m x 3.89m)– Window to front and side aspect, radiator.

Bedroom Three

8' 6" x 13' 3" (2.59m x 4.04m) – Velux window, built in cupboard, radiator.

External

Rear Garden

Enclosed garden, mainly laid to lawn and shrubs, patio area.

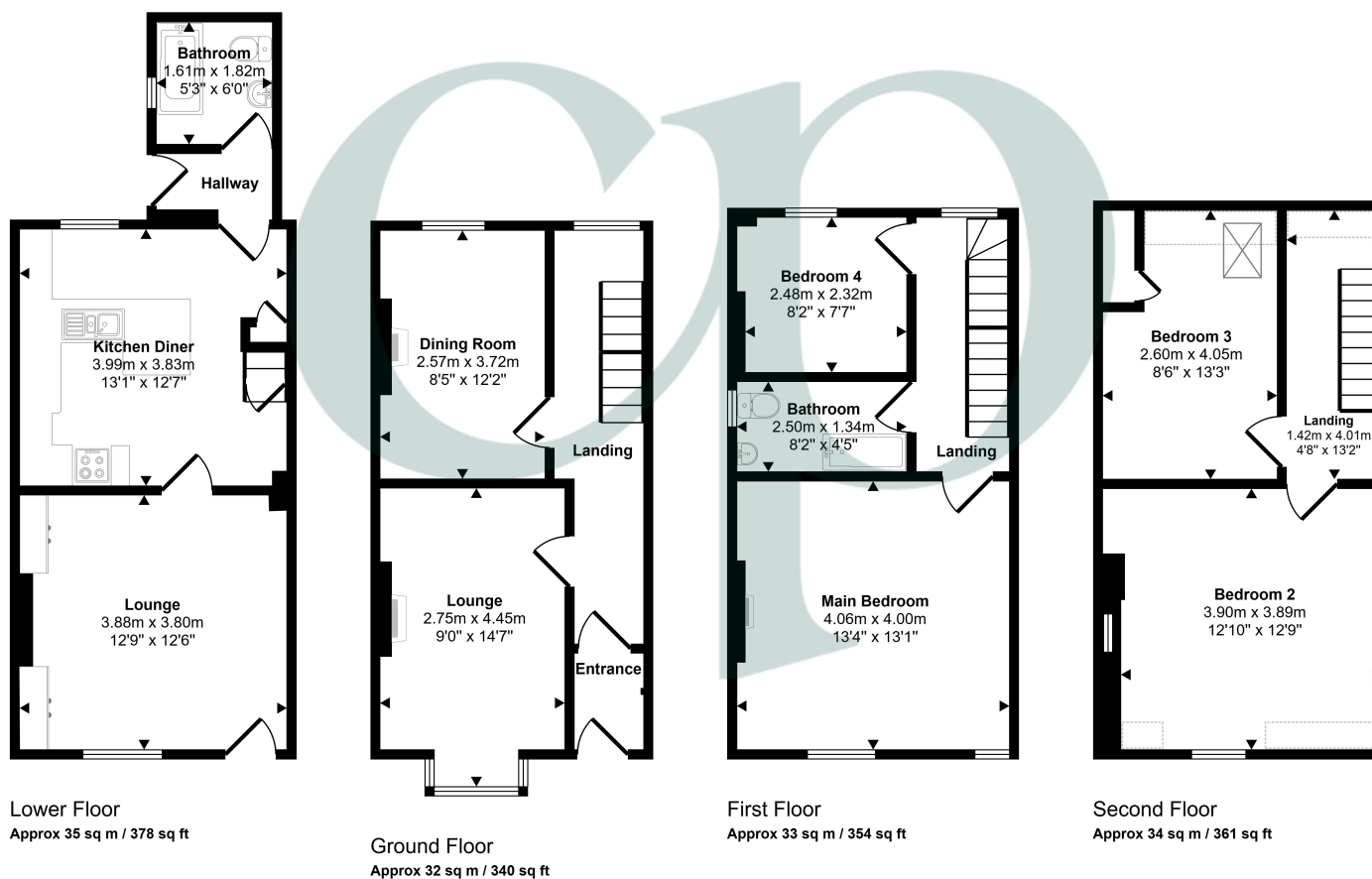
Agent's Notes

Royston, is a historic market town located on the edge of the Hertfordshire Downs, known for its medieval origins and location at the junction of the ancient Icknield Way and the Roman Ermine Street. The town offers a mix of amenities, green spaces like Priory Memorial Gardens and Therfield Heath, and a vibrant market tradition. With a rich history, including a medieval Augustinian Priory, and its proximity to London, it's a place that blends rural character with community life and events.





Approx Gross Internal Area
133 sq m / 1433 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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