



# Palace Gardens

Royston,  
Hertfordshire, SG8 5AD  
**Freehold - Guide Price £1,175,000**

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properties



A wonderfully light, airy and spacious 4 double bedroom executive home located in one of Royston's most sought after cul-de-sac locations! This fantastic modern home located in Palace Gardens, Royston has been significantly extended and improved by the current owners and now offers in excess of 3250 Sq Ft of very well presented accommodation. With an approx 20ft lounge, 30ft kitchen /diner/day room and 4 very large double bedrooms (3 en-suite) internally, and a detached double garage and 137sq ft garden studio/home office externally, this fine home would suit a growing family. Located in central Royston within 5 minutes walking distance to both the town centre amenities and mainline railway station, an in person viewing is essential to fully appreciate this excellent property and its location.

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross, London Gatwick 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.

- Stunning executive home
- Over 3250 SQ FT of accommodation
- Large garden studio / home office
- Short walking distance to Town Centre amenities & transport links
- Council Tax Band G & EPC Rating C
- Premier location
- 4 Large double bedrooms (3 en-suite)
- Detached double garage
- Very attractive, low maintenance rear garden



## Ground Floor

### Entrance Hall

Obscure double glazed composite front door, telephone point, smoke detector, heating controls, solid oak stairs rising to the first floor, radiator, storage cupboard, doors to:

### Downstairs WC

Tiled flooring, obscure double glazed wooden window to the side aspect, low level flush WC, wash hand basin with tiled splash back, heated towel rail.

### Lounge

21' 0" x 14' 0" (6.40m x 4.27m)  
Fantastic size lounge entered via a solid oak single glazed door from the hallway, two radiators, square bay uPVC double glazed window to the front aspect, uPVC double glazed window to the front aspect, plenty of double sockets, bundles of space for furniture, fully working inset log burner with slate hearth and wooden mantle.

### Kitchen/Diner

20' 11" x 14' 7" (6.38m x 4.45m)  
Solid oak single glazed door into the dining space, tiled flooring, large radiator, space for a free standing double American style fridge/freezer, spotlights, alarm system. Space for a kitchen island, matching wall and base units with built in storage and roll edge work top, tiled splash back, plenty of double sockets, Belfast inset sink and drainer, uPVC double glazed window to the rear aspect, integrated dishwasher, space for a range style oven, 5 ring gas hob and cooker hood above, door to the utility room.

### Dining Room into Family Room

30' 0" x 20' 11" (9.14m x 6.38m)

## Family Area

14' 2" x 11' 2" (4.32m x 3.40m)

The family area opens from the dining room creating a very versatile space comprising; inset spotlights, uPVC double glazed patio doors onto the rear, heating controls, plenty of double sockets, uPVC double glazed windows to the rear and side aspect, uPVC double glazed skylight, tiled flooring.

## Utility Room

7' 8" x 6' 3" (2.34m x 1.91m)

Solid oak wooden door from the kitchen area, uPVC double glazed door onto the rear patio, uPVC double glazed window to the side aspect, matching base units with a roll edge work top, space and plumbing for a washing machine and tumble dryer, stainless steel sink with drainer, plenty of double sockets, radiator, tiled flooring, ideal combination boiler, inset spotlights, consumer unit, loft hatch, alarm system.

## Bedroom Two

23' 5" x 14' 4" (7.14m x 4.37m)

An extremely versatile space which is accessed from the entrance hallway with space for a super king bed, plenty of double sockets, large radiator, solid oak door into the en-suite, built in speakers, large uPVC double glazed window to the front aspect, spotlights.

## En-suite

Tiled flooring, partially tiled walls, wash hand basin with vanity unit below, tiled splash back, fitted mirror cupboard, extractor fan, low level flush WC, large heated towel rail, shower with mains shower above.

## Bedroom Three

18' 0" x 16' 9" (5.49m x 5.11m)

Plenty of double sockets, space for a super king bed, large radiator, open reach point, spotlights, built in speakers, alarm system, access into the en-suite.





## En-suite

Tiled flooring, uPVC obscure double glazed window to the rear aspect, low level flush WC, wash hand basin with vanity unit below, spotlights, large heated towel rail, raised double shower with mains and rain shower above, extractor fan, large uPVC double glazed window to the rear aspect.

## First Floor

### Landing

Smoke detector, inset spotlights, plenty of double sockets, radiator, Velux double glazed wooden window to the rear aspect, airing cupboard housing the immersion tank and Preston vessel, doors to:

### Master Bedroom

19' 10" into en-suite x 14' 3" (6.05m x 4.34m)

Dual aspect uPVC double glazed windows to the front and side aspect, large radiator, built in wardrobes with hanging rail, inset spotlights, plenty of double sockets, access to en-suite.

### En-suite

Tiled flooring, low level flush WC, wash hand basin with vanity unit below, tiled splash back, shower cubicle with rain shower above, heated towel rail.

### Bedroom Four

19' 1" into window x 16' 3" into recess (5.82m x 4.95m)

Loft hatch, two radiators, uPVC double glazed window to the rear aspect, plenty of double sockets, built in cupboard with hanging rail, storage into the eaves.





## Family Bathroom

Tiled flooring, free standing bath, large heated towel rail, inset spotlights, wash hand basin with vanity unit below and matching unit above, tiled splash back, large double shower with mains and rain shower above, extractor fan, low level flush WC, double glazed Velux window to the rear aspect, door providing access into the eaves with power and lighting.

## External

### Front

Block paved driveway for 6 - 7 vehicles, access to the detached double garage, mainly laid to artificial grass surrounded by trees and shrubbery, patio leading round the side of the property with gated access to rear, pedestrian door to the garage, log store, water tap, external spotlights.

### Rear

Mainly laid to artificial lawn and surrounded by trees, patio doors lead out from the family room onto a patio area ideal for entertaining with a space for a hot tub and external sockets. To the rear of the garden is a further patio area, access to the summer house and a shed.

## Summer House/Home Office

Plenty of double sockets, uPVC double glazed window to the front aspect, uPVC double glazed full length window to the side aspect, sliding uPVC double glazed doors onto the rear garden, inset plug sockets, telephone point, consumer unit.

## Garage

20' 0" x 17' 4" (6.10m x 5.28m)

Apex roof ideal for storage, wooden door to the side, electric up and over door, power and lighting.

## Agent's Notes

### Owner's Love

- We love the fact that we're 2 minutes walk to the shops yet the close is very quiet.
- Commuting is made easy, 5 minutes walk to the train station with 2 airports a half hour drive away.









Approximate Gross Internal Area  
 Ground Floor = 167.7 sq m / 1,805 sq ft  
 First Floor = 84.9 sq m / 914 sq ft  
 Outbuildings = 45.5 sq m / 490 sq ft  
 Total = 298.1 sq m / 3,209 sq ft  
 (Excluding Eaves)

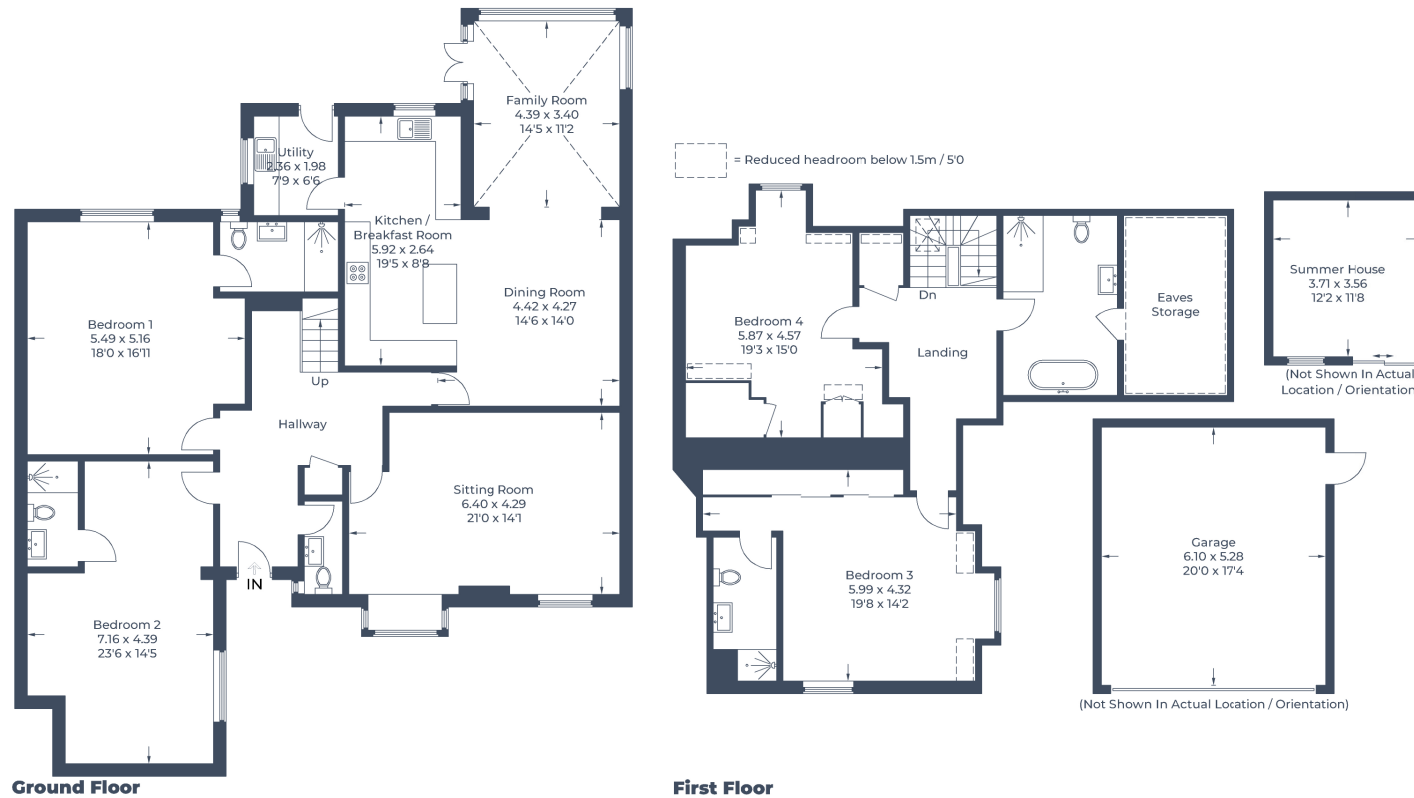
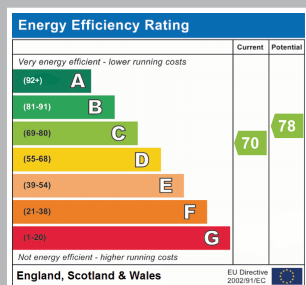


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Viewing by appointment only

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