



Pulsatilla

2a Heathfield, Royston,
Hertfordshire, SG8 5BW

Freehold Guide Price £935,000

COUNTRY PROPERTIES
PART OF HUNTERS

Positioned opposite Therfield Heath, this substantial and immaculate five bedroom family home in Scandinavian design, is situated in one of Royston's most favoured locations. The property offers versatile and modern accommodation and there is the potential to split the property to provide a self-contained one-bedroom annex. NO ONWARD CHAIN.

- Five bedrooms and two en-suite shower rooms
- Four reception rooms
- Kitchen and separate breakfast room with vaulted ceiling and two sets of bi-folding doors leading onto rear garden
- Useful Utility/Boot Room with ample storage
- Double garage with electric doors and carriage driveway
- Walking distance to Therfield Heath, Sports Centre and Cafe
- Short cut walk (less than 1 mile as per Google Maps) to Royston Train Station.

Downstairs

Entrance Hall

Stairs to First Floor. Radiator.

Dining Room

Window to front Aspect . Radiator.

Sitting Room

Window to front aspect. Fireplace with log effect gas fire. Door to garden.

Study

Window to front aspect. Radiator.

Cloakroom

Low level W.C. Wash hand basin. Radiator.

Kitchen

Matching wall and base units. Aga with extractor over. Breakfast bar. Integrated dishwasher, fridge and microwave. Window to rear aspect. Reveal to breakfast room.

Breakfast Room

Bi folding doors to side and rear aspects. Underfloor heating.

Utility Room

Space for fridge freezer. Range of wall-mounted cupboards. Butler sink. Radiator. Door to side aspect. Stairs to first floor. Under stairs cupboard. Door to breakfast room.

First Floor

Landing One

Windows to front and rear aspects.



Master Bedroom

Window to side aspect. Eaves storage.
Radiator. Two double walk-in wardrobes.

Master En-Suite

Window to rear aspect. Wash hand basin.
Low level W.C. Wall mounted heated towel
rail. Shower cubicle.

Bedroom Two

Window to rear aspect. Built-in wardrobe.
Radiator.

Bedroom Three

Window to front aspect. Built-in wardrobe.
Radiator.

Bedroom Four

Three windows to front aspect. Radiator.

Bedroom Five

Window to front aspect. Radiator. Built-in
storage cupboard.

Bedroom Five En-Suite

Shower cubicle. Low level W.C. Wash
hand basin.

Family Bathroom

Bath. Window to rear aspect. Low level
W.C. Wall mounted heated towel
rail. Wash hand basin with vanity units below
and above.

Landing Two

Hatch to loft vault. Airing cupboard.
Housing hot water cylinder.

Outside

Front Garden

Gravel carriage driveway with off road
parking for 4 vehicles.

Double Garage

Electric roller doors. Plumbing for washing
machine. Wall mounted combi-boiler.
Dexion racking for storage.

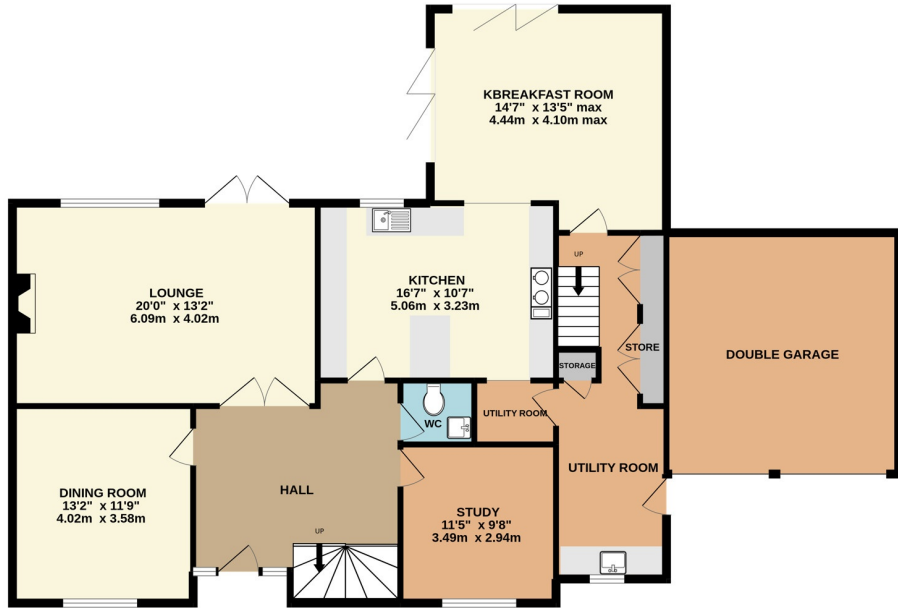
Rear Garden

Timber shed. Patio area and lawn.





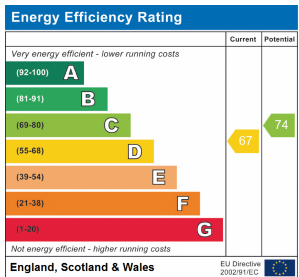
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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