



11, Shrubbery Grove

Royston,
Hertfordshire, SG8 9LJ

OIEO £800,000

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properties

A rare opportunity to purchase this beautiful detached family residence in one of Royston's most desirable roads, Shrubbery Grove. The property benefits from a lovely size plot with wrap around gardens surrounded by nature and greenery and boasts versatile living accommodation throughout and even has the opportunity to have separate living to the ground and first floor. The property to the first floor accommodation comprises; entrance hallway, spacious lounge with double doors into the dining room, separate kitchen/breakfast room, three excellent sized bedrooms with en-suite to the master and a separate family bathroom. To the ground floor accommodation is a large entertainment room which could be converted into a lounge/diner, cinema room or playroom, there is a study/fifth bedroom, excellent size 4th double bedroom, shower room and separate WC, utility/kitchenette and an integral garage. Externally the property offers beautiful wrap around gardens surrounded by woodlands and trees providing the property lots of privacy and has two separate patio areas ideal for entertaining or alfresco dining. To the front of the property is a driveway for 3 - 4 vehicles, access to the double garage and a front courtyard garden enjoying far reaching views.

This wonderful home is very striking situated on Shrubbery Grove with its very elevated position allowing the property to enjoy the far reaching views. The home could allow for multiple occupancy with its split levels which has been nicely distinguished with its separate living and sleeping accommodations. A property not to be missed out on!

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.

- Beautiful detached family residence
- Kitchen/breakfast room
- Utility/kitchenette
- En-suite to master
- Driveway for 3 - 4 vehicles
- 3 Large reception rooms
- 4 - 5 Bedrooms
- Family bathroom, ground floor shower room & separate WC
- Integral double garage
- Fantastic wrap around private plot surrounded by greenery



First Floor

Entrance Hallway

Steps leading up to the front door from the front of the property, uPVC front door, double glazed obscure window to the side aspect, provides access to lounge, dining room, kitchen/breakfast room, family bathroom and three bedrooms, stairs descending to the ground floor, large radiator, security system dials, uPVC double glazed window to the rear aspect, single socket, access to the partly boarded loft, airing cupboard, heating dials, storage cupboard and a further radiator.

Lounge

17' 8" x 13' 0" (5.38m x 3.96m)
Light and airy space, large uPVC double glazed window to the front aspect, wood burner with brick surround fireplace and tiled hearth, two large radiators, plenty of double sockets, double doors into the dining space, door into hallway, uPVC double glazed sliding patio door onto the side patio.

Dining Room

10' 7" x 10' 3" (3.23m x 3.12m)
Plenty of double sockets, radiator, door from the hallway, uPVC double glazed sliding patio door onto the side patio, double doors into the lounge.

Side Patio

Steps leading up to the two sets of double glazed patio doors to the lounge and dining space, entertainment space beautifully enclosed via fencing and shrubbery which leads round to the rear garden, single electrical socket.

Kitchen/Breakfast Room

13' 7" x 10' 5" max (4.14m x 3.17m)
Matching wall and base units with a roll edge worktop, integrated gas 4 ring hob with cooker hood above, double oven, space and plumbing for a dishwasher, space for a tall freestanding fridge/freezer, radiator, uPVC double glazed window to the side and rear aspect, stainless steel sink 1 1/2 with drainer, splash back, plenty of double sockets.

Family Bathroom

Electric wall heater, partially tiled, bath with mixer taps and shower head above, low level, flush WC, wash hand basin with pedestal, radiator, wooden laminate flooring, obscure uPVC double glazed window to the rear aspect.

Master Bedroom

10' 10" x 10' 5" (3.30m x 3.17m)
Large uPVC double glazed window to the rear aspect, radiator, built in wardrobes with sliding mirrored doors, plenty of double sockets and access to the en-suite.

En-suite

Obscure double glazed window to the rear aspect, low level flush WC, partially tiled, wash hand basin, fitted cabinet, heated towel rail, shower cubicle with mains shower, extractor fan, tiled flooring.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)
Large uPVC double glazed window to the front aspect, radiator, plenty of double sockets.



Bedroom Three

9' 5" max x 8' 7" (2.87m x 2.62m)
uPVC double glazed window to the front aspect,
plenty of double sockets, radiator.

Ground Floor

Landing/Hallway

Stairs ascending to the first floor accommodation with a half landing to the stairs with a large uPVC double glazed window overlooking the rear, large under stairs cupboard, double sockets, radiator, access to the double garage, kitchenette, shower room and WC, entertainment room and study/bedroom five, security system controls and smoke detector.

Entertainment Room

29' 6" into bay x 12' 9" (8.99m x 3.89m)
Extremely versatile space extended by the original owner to create a large square uPVC double glazed bay window to the front aspect, two radiators, two sets of double fitted cupboards, wooden flooring, plenty of double sockets. This space is currently being used as a music room /additional living room, but could be a playroom/lounge/dinner/work space/cinema room, it has a lot of different options.

Study/Bedroom Five

11' 11" into doorway x 12' 9" (3.63m x 3.89m)
Obscure uPVC double glazed door leading out onto the side garden, radiator, plenty of double sockets, water and drainage point.



Bedroom Four

13' 8" x 9' 10" (4.17m x 3.00m)

Large uPVC double glazed window to the front aspect, radiator, plenty of double sockets.

WC

Partially tiled, low level flush WC, wash hand basin with pedestal, radiator, uPVC obscure double glazed window to the rear aspect.

Shower Room

Recently modernised and fully tiled with tiled flooring, shower 1/2 with mains shower, extractor fan, heated towel rail, uPVC obscure window to the rear aspect, fitted wall cabinet with mirror.

Kitchenette/Utility

11' 2" into doorway x 9' 1" into recess (3.40m x 2.77m)

Matching wall and base units with tiled work top and splash back, radiator, uPVC double glazed door onto the rear patio, uPVC double glazed window to the rear aspect, laminate flooring, space for a fridge, space and plumbing for a washing machine, stainless steel sink, plenty of double sockets.

Garage

18' 11" x 15' 0" max (5.77m x 4.57m)

Electric up and over double door, access into the ground floor hallway, light and power, combination boiler, gas metre, electric controls, uPVC obscure double glazed door to the side aspect.

External

Front

Block paved driveway providing off road parking for 3 - 4 vehicles, access to the double garage, boarded by shrubs and trees, fence leading to gate into the side and rear gardens, paved patio area ideal for a seating area, steps ascending to the front door and balcony area, external double socket, security cameras and outside lighting.

Side Garden

Gate from the front driveway, uPVC double glazed door into the garage, patio area with one large shed and another smaller shed, pathway leading to the steps to the rear garden, mainly laid to lawn, large raised flower bed with shrubs, fully enclosed via fence to both sides and rear looking onto stunning greenery and trees, security cameras and outside lighting.

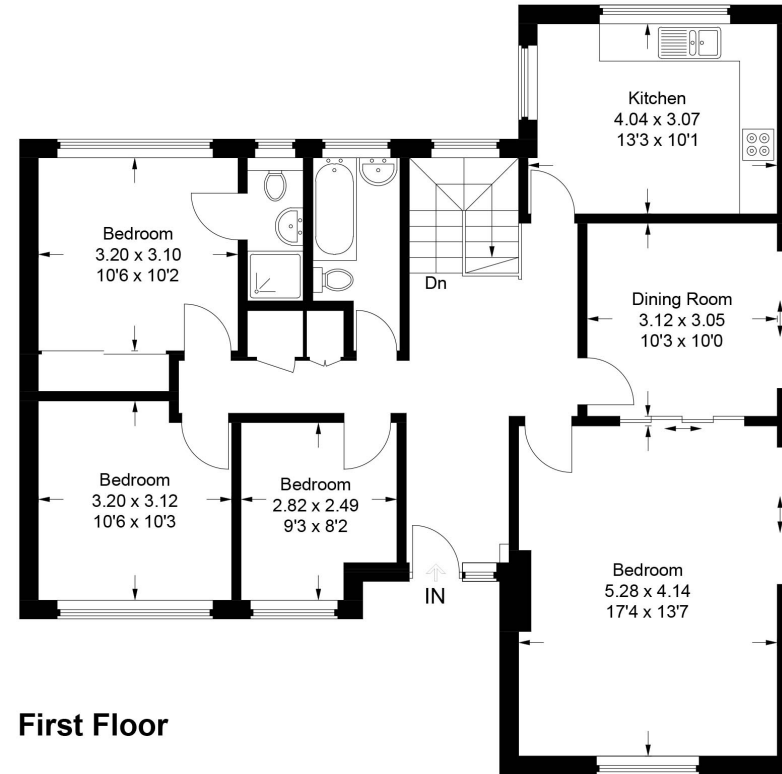
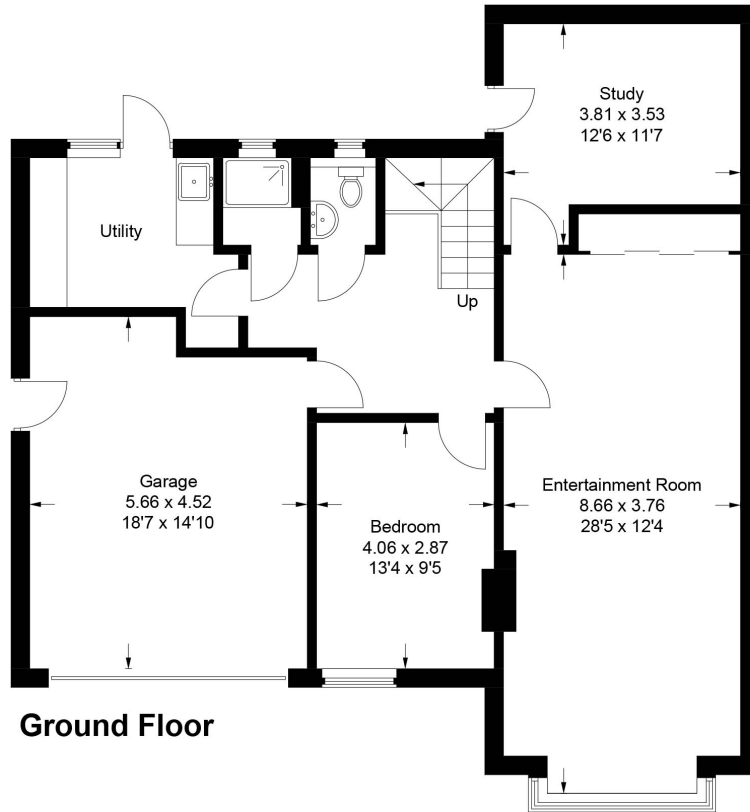
Rear Garden

Patio pathway from the front garden leading to the rear patio area with a uPVC double glazed patio door into the kitchenette, uPVC obscure double glazed door into office/bedroom five, outside tap, paved steps leading up to a large lawn area wrapping around the back of the property beautifully surrounded and boarded by shrubbery and trees looking onto woodlands, security cameras and outside lighting.

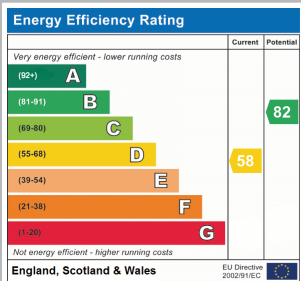




Approximate Gross Internal Area
 Ground Floor = 108.8 sq m / 1,171 sq ft
 First Floor = 101.9 sq m / 1,097 sq ft
 Total = 210.7 sq m / 2,268 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Viewing by appointment only

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