



# Princes Court

Royston,  
Hertfordshire, SG8 9FG  
Freehold - OIEO £475,000

country  
properties



We are delighted to present this stylish and modern family home, ideally situated in the heart of the town. With beautifully landscaped front and rear gardens, the property offers superb kerb appeal from the moment you arrive.

- Short walk to the Train Station
- End of Terrace Family Home
- Turn key condition
- Three Double Bedrooms
- Climate control fitted to some rooms
- Principle bedroom with large EnSuite
- Set over three floors
- Freehold
- Council Tax Band D / EPC Rating C

## Accommodation

### Ground Floor

#### Entrance Hall

Stair to first Floor with storage cupboard under, laminate flooring, radiator.

#### Cloakroom

Window to front aspect, wash hand basin with mixer tap over, low level WC, radiator, tiled floor and splash back area.

#### Kitchen/Diner

15' 2" x 6' 10" (4.62m x 2.08m) – Window to front aspect, a range of modern white base and wall units with cupboards and drawers, wood effect work surface with inset 11/2 bowl sink with mixer tap over and inset gas hob. Integrated double oven, space for washing machine and fridge freezer. Tiling to all splash back areas and tiled floor, radiator.

#### Lounge

13' 5" x 12' 3" (4.09m x 3.73m) – French doors to garden with windows either side, 2 x Velux windows, laminate flooring, climate control.

#### First Floor

#### Landing

Stairs to second floor. Doors to:





### Bedroom Two

13' 6" x 7' 9" (4.11m x 2.36m) – Window to front aspect, climate control.

### Bedroom Three

13' 7" x 8' 4" (4.14m x 2.54m) – Window to rear aspect, free standing wardrobe.

### Family Bathroom

6' 11" x 6' 3" (2.11m x 1.91m) – Bath with shower over, glass shower screen, wash hand basin with tiled splash back area, low level WC, tiled floor, radiator.

### Second Floor

#### Bedroom one

10' 1" x 13' 2" (3.07m x 4.01m) – Window to rear aspect, free standing wardrobe, climate control.

#### En-suite

12' 9" x 6' 10" (3.89m x 2.08m) – Window to front aspect. Walk in shower, wash hand basin with mixer tap over, tiled splash back area, low level WC, tiled floor, radiator.

### Exterior

#### Rear Garden

Patio leading to an area laid to lawn, garden shed.

#### Agent's Notes

#### Royston

This family home is within a short walk from all the amenities of this thriving market town. Royston's vibrant market town benefits from commuter links directly to London's Kings Cross 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.

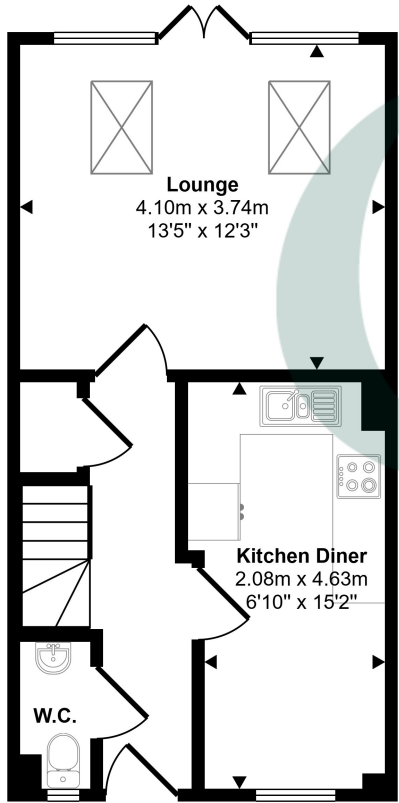




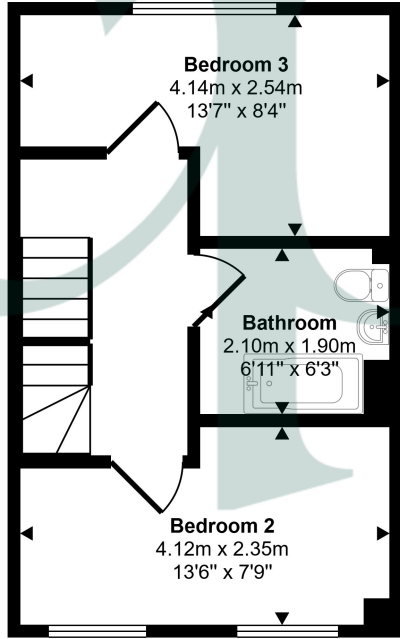




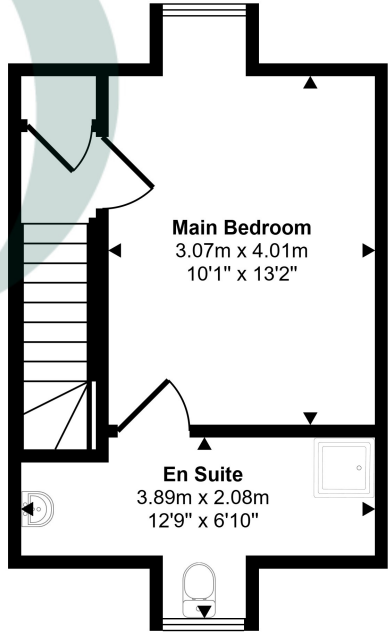
Approx Gross Internal Area  
88 sq m / 943 sq ft



Ground Floor  
Approx 35 sq m / 380 sq ft

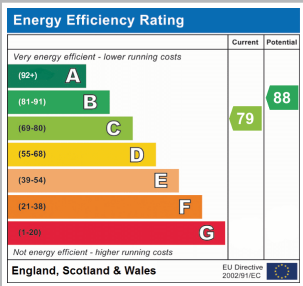


First Floor  
Approx 29 sq m / 314 sq ft



Second Floor  
Approx 23 sq m / 250 sq ft

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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