



Layston Park

Royston,
Hertfordshire, SG8 9DS
£800,000

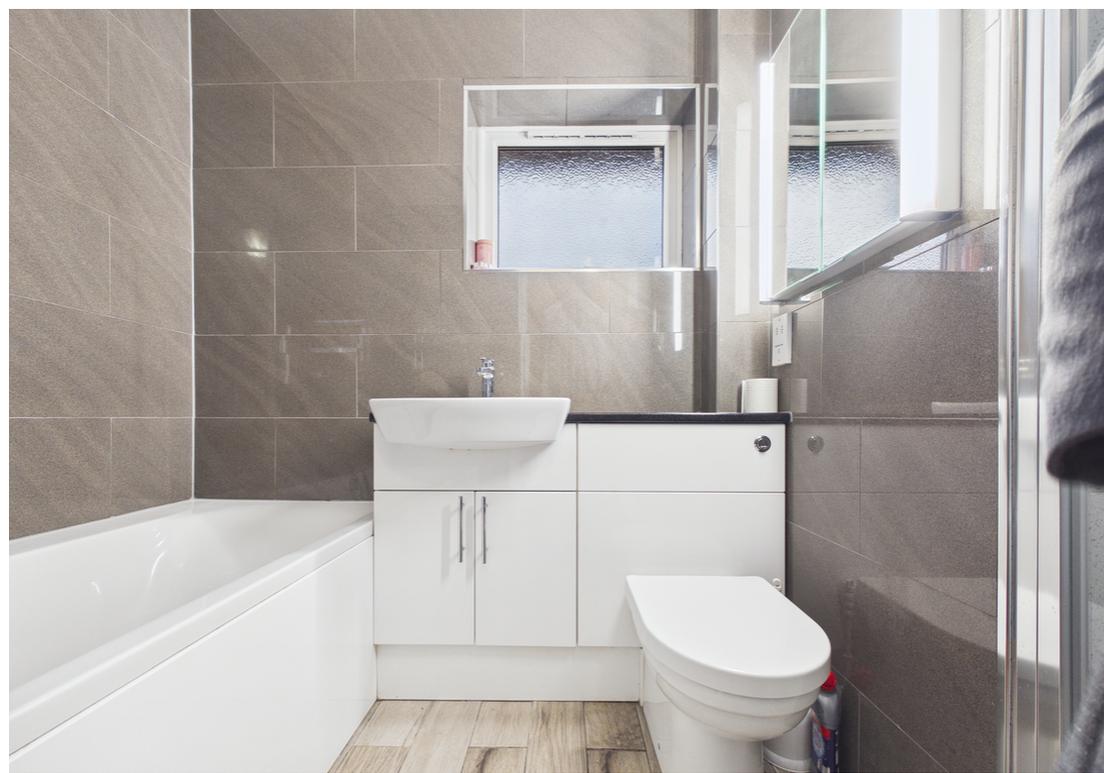
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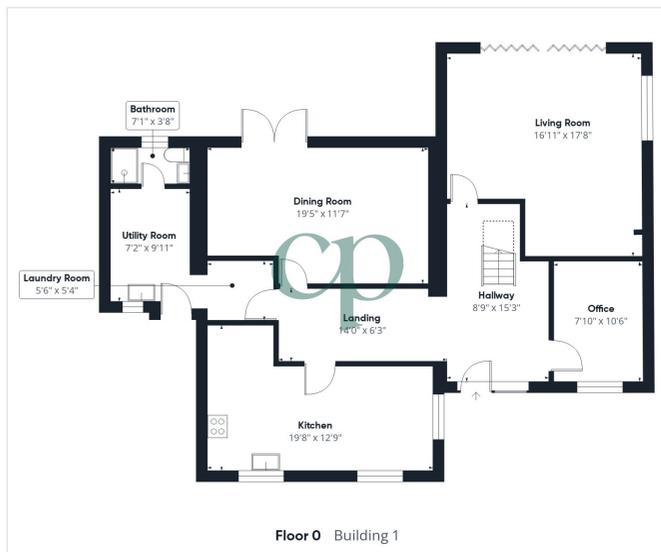
This impressive family home offers expansive reception spaces alongside the flexibility for home working and entertaining. Finished to an exceptional standard throughout, it represents future-proof living at its finest. Set in a commanding position at the end of a quiet cul-de-sac, the property enjoys generous frontage and direct access to a picturesque plantation pathway leading down to the town.

- › Detached Family Home
- › Flexible and Versatile Accommodation
- › Over 2100sq ft
- › Six Bedrooms
- › Three Reception Rooms
- › Four Bathrooms
- › Garage & Driveway
- › Cul-de-sac Location
- › Freehold

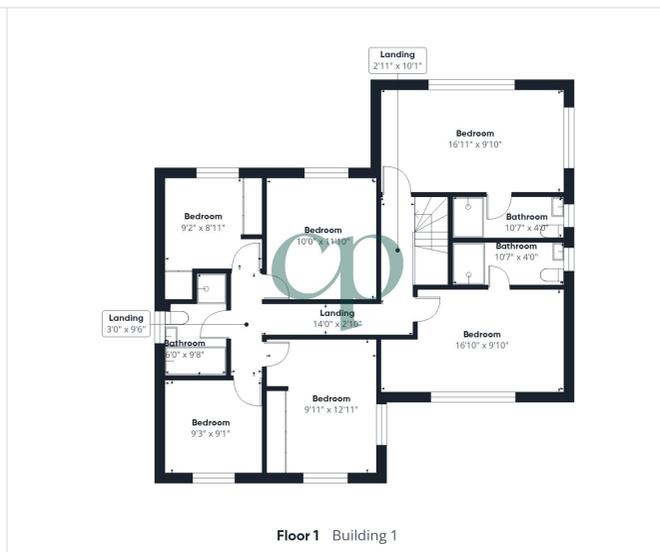




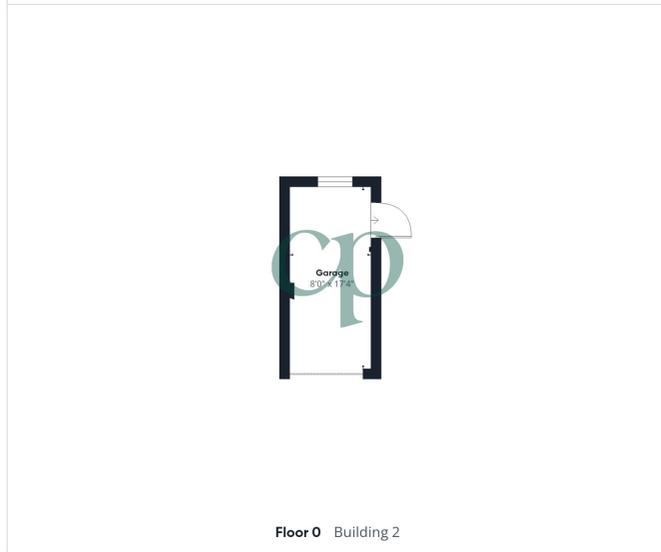




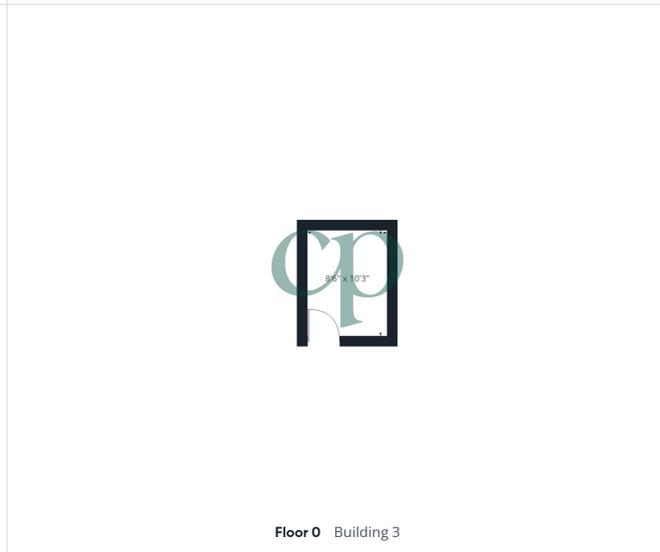
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
2326 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |

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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