



Wheatfield Crescent

Royston,
Hertfordshire, SG8 7EN
£500,000

country
properties

This generous home is tucked away in a quiet cul-de-sac, conveniently located within easy reach of the train station and the High Street.

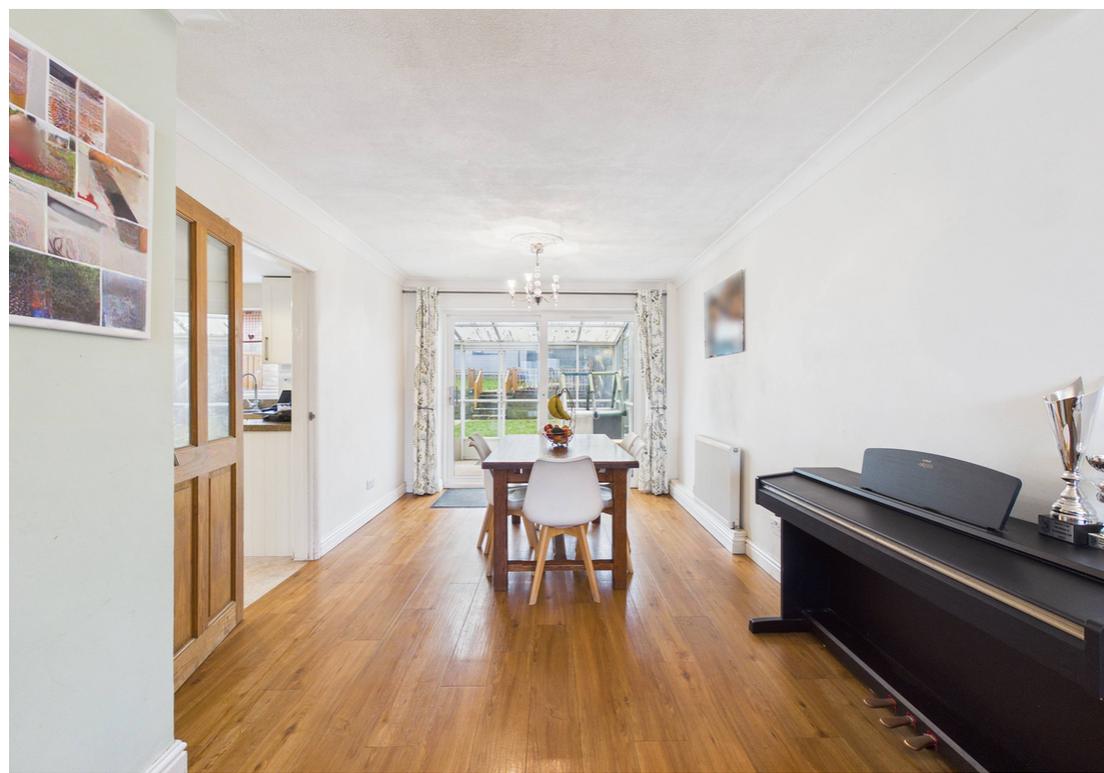
Already extended to the front, the property offers three well-proportioned double bedrooms. For those needing a separate workspace or an additional area for entertaining, the garden office provides a flexible and practical solution.

Planning permission has previously been granted for a double-storey rear extension, allowing for the creation of a principal bedroom suite and additional living space. The proposed layout includes a utility room and a further reception room on the ground floor, offering excellent potential to futureproof the home.

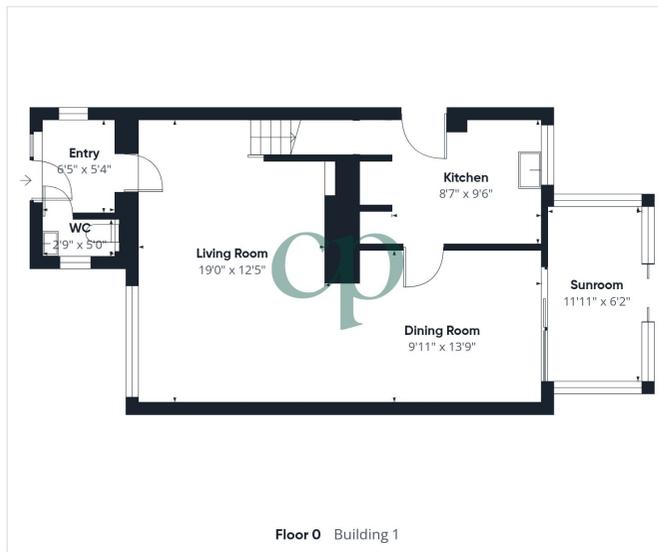
Set in a highly desirable location, this is a must-see property for buyers looking to create a long-term family home.

- Extended Semi-Detached home
- Three Double Bedrooms
- Historic Planning for Double Storey Rear Extension
- Close to an Outstanding Primary School
- Well Regarded Location
- Separate Large Self-Contained Office
- Downstairs WC
- Garage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



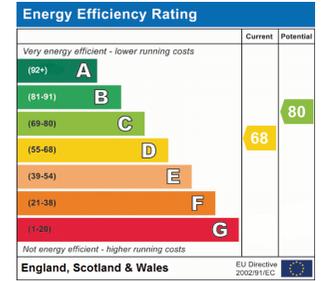
Floor 0 Building 3

Approximate total area⁽¹⁾
1474 ft²

(1) Excluding balconies and terraces

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

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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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