



**Orpington Road**  
Royston,  
Hertfordshire, SG8 9FW  
Freehold £365,000

country  
properties

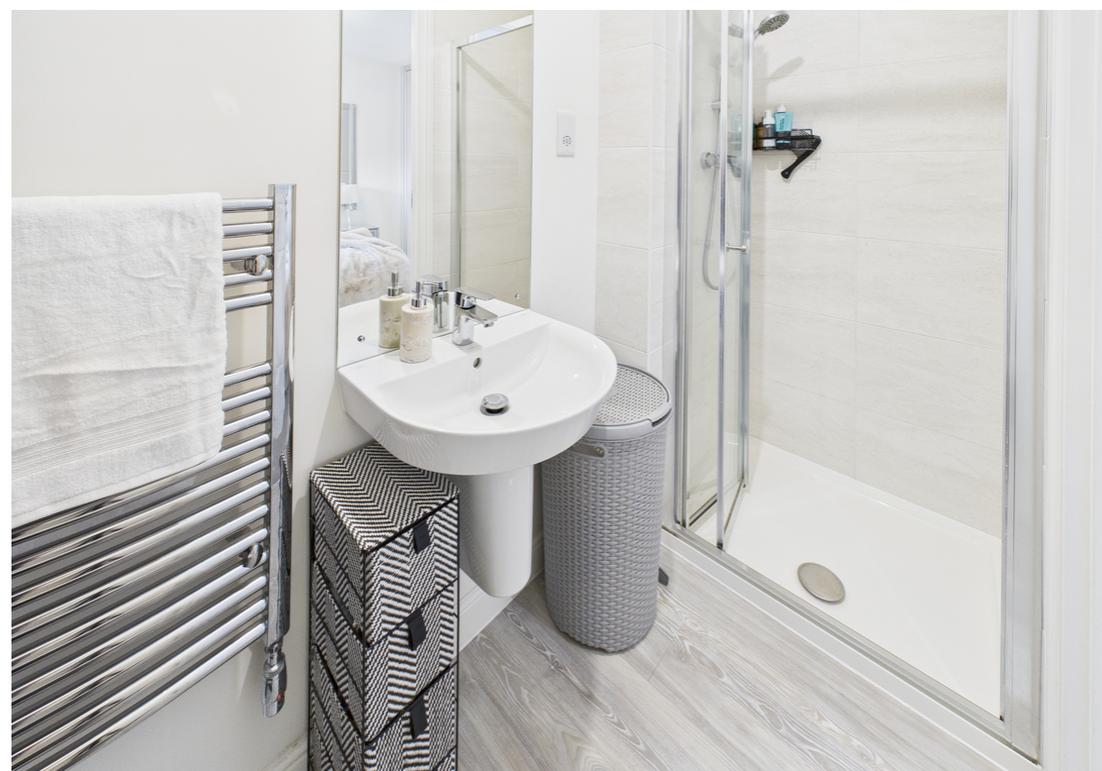
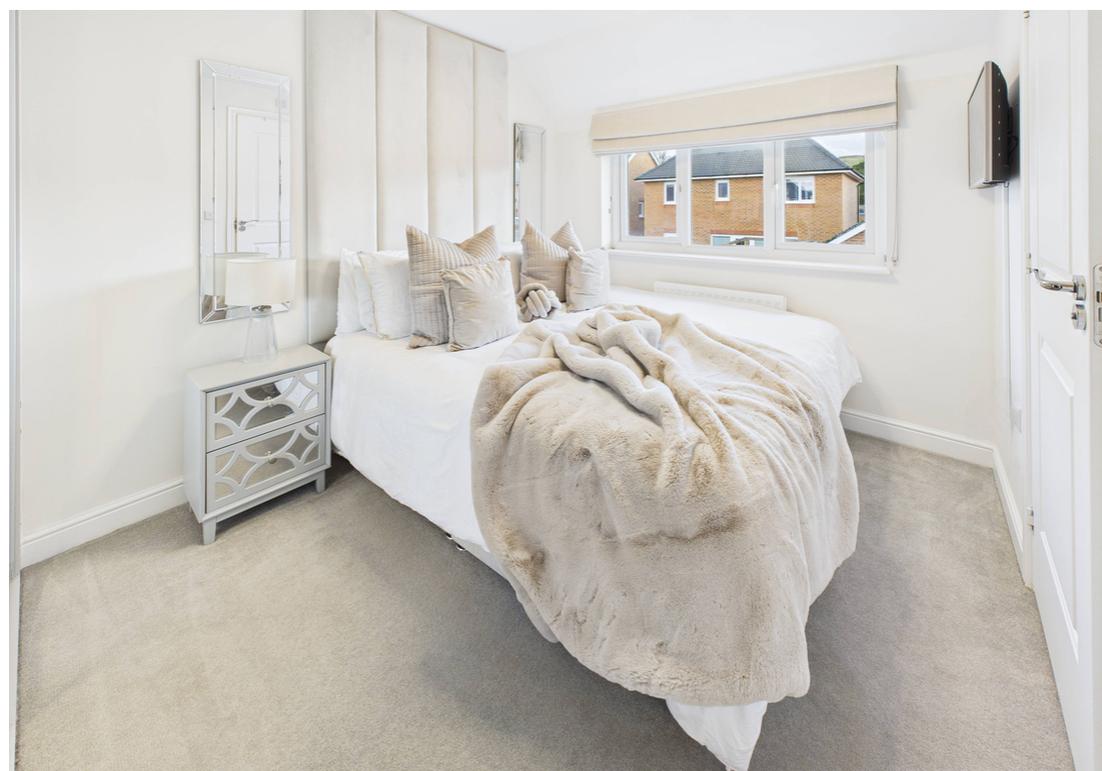
An exceptional turnkey home set in a highly sought-after location. Conveniently located within walking distance of the High Street and Train Station and just moments from Therfield Heath, this property demands early viewing. The rear garden offers a larger plot than typically found with two-bedroom homes on the development, complemented by attractive views towards Therfield Heath.

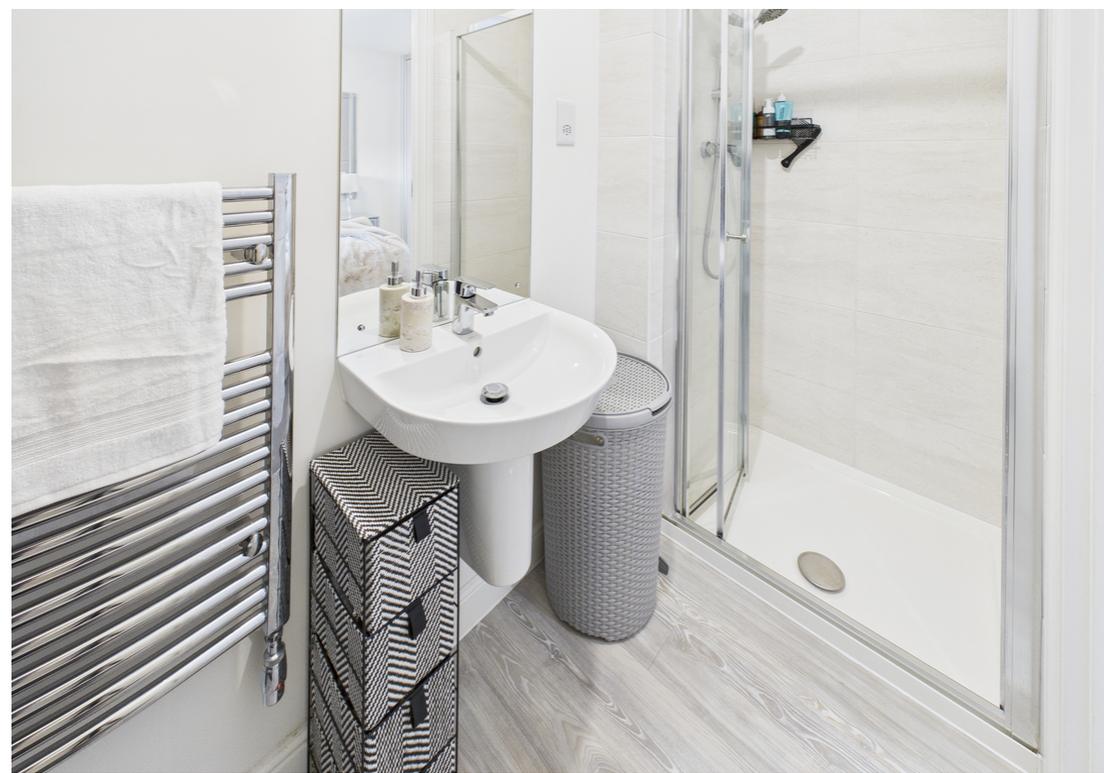
### Agent's Notes

Service Charge - £210 PA

- › Sold out Redrow Development
- › Immaculately presented
- › South Facing Rear Garden
- › High Specification Throughout
- › Two Double Bedrooms
- › Principle Bedroom with EnSuite
- › Two private parking spaces
- › Views to front
- › EV Charger







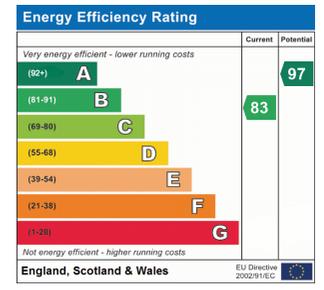


Approximate total area<sup>(1)</sup>  
643 ft<sup>2</sup>

(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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