



40, Sun Hill

Royston,
Hertfordshire, SG8 9AX
Freehold £515,000

country
properties

****OPEN DAY on Saturday 11th January 2025 between 10:00am - 2:00pm via appointment only! ****

This exquisitely presented and recently renovated semi-detached chalet bungalow is located in the heart of Royston town centre. The property is brilliantly situated in a lovely residential road and within easy distance of Royston town centre and The Heath. Stunningly modernised throughout, this property benefits from double glazing, underfloor heating, newly fitted kitchen and bathrooms and a bewitching landscaped garden full of radiant spaces which have been created to enjoy the tranquil surroundings. The property comprises; entrance hallway, two good size bedrooms and one further smaller bedroom, separate shower room, open planned living/dining/kitchen area with patio doors leading onto the landscaped garden. To the first floor accommodation is the master suite to include a dressing area and en-suite. Externally the property offers a large block paved driveway for 6 - 7 vehicles, single garage and a home office with power and lighting. This property must be viewed to be fully appreciated!

Royston's vibrant market town benefits from commuter links directly to London's Kings Cross, London Gatwick and Cambridge via the British Railway Network. There are also excellent commutable road links via the A10, M11, A505 and A1M with 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.

- Stunning semi-detached chalet bungalow
- Master suite with dressing area and en-suite
- Open planned living
- Home office
- Council Tax band D
- Three bedrooms
- Downstairs shower room
- Impressive landscaped rear garden
- Driveway for 6 - 7 vehicles & garage
- EPC rating C



Ground Floor

Entrance

Entrance via an obscure glazed double glazed door into a lovely entrance hall offering access into the lounge, bedroom two, bedroom three and downstairs shower room. Stairs to the first floor, storage below the stairs, radiator, smoke detector, wooden flooring opening into the lounge.

Lounge

14' 1" x 9' 6" (4.29m x 2.90m)

Leading from the entrance hallway, the lounge provides an open plan light and airy space with wooden flooring, inset brick style electric fireplace with surround, radiator and plenty of double sockets. The lounge space leads round to the kitchen/diner with tiled flooring.

Kitchen/Diner/Breakfast Room

20' 10" x 16' 6" (6.35m x 5.03m)

A large square opening from the lounge leads into the open plan kitchen/diner offering a bright space via a large double glazed square window to the rear aspect and two double glazed Velux windows, tiled flooring with underfloor heating, uPVC double glazed French doors leading out onto the rear patio area, breakfast bar area, matching base units cupboards and drawers with wooden worktop over, tiled splash back, integrated fridge/freezer, oven, induction hob, cooker hood, inset sink with drainer, space for an under counter fridge or freezer and shelving. Added on to the kitchen is a separate utility space with plumbing for a washing machine, space for a tumble dryer, shelving, double sockets, air vent, Ideal combination boiler.

Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)

Great size double bedroom with access to the loft space, radiator, uPVC double glazed large window to the front aspect, plenty of double sockets, wooden flooring.

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

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



Shower Room

Tiled flooring, obscure double glazed window to the side aspect, wash hand basin with bespoke unit below, low level flush WC, heated towel rail, shelving, shower with mains shower head above, extractor fan.

First Floor

Landing

Smoke detector.

Master Bedroom

23' 9" x 16' 4" (7.24m x 4.98m)

The master suite leads from the landing through a sliding wooden door into the spacious bedroom with cleverly fitted shelving and drawers into the eaves, plenty of double sockets, exposed brick original wall, large radiator, large uPVC double glazed window enjoying garden views and wall lighting. This space leads round into the dressing area.

Dressing Area

Two uPVC double glazed windows to the rear aspect, radiator, built in shelving, hanging rails and drawers, small dressing area with ample space for seating, beautiful sliding mirror door leading into the en-suite.

En-suite

Heated towel rail, wash hand basin with bespoke unit below, bath with tiled surround, low level flush WC, corner shower with mains shower head, extractor fan, double glazed Velux window.



External

Rear

French doors lead from the kitchen/diner onto the exquisite landscaped garden which is mainly laid to patio and lawn. The ground floor patio area offers a beautiful outdoor breakfast bar area with tiled splash back, wall lighting, power sockets, outside tap and access into the single garage. Paved steps lead up the garden to separate levelled seating and entertainment areas of the rear garden which comprises; private patio area boarded by shrubs, plants and trees, lawn area boarded by shrubs leading onto a small decked area enjoying the surrounding views and lastly a further patio area providing a fantastic area for outside dining with a small vegetable patch and decked area providing access into the home office.

Home Office

13' 6" x 7' 11" (4.11m x 2.41m)

Wooden flooring, plenty of double sockets, wall lighting, consumer unit, floor to ceiling dual aspect double glazed wooden windows overlooking the rear garden and a double glazed wooden door leading onto decked area.

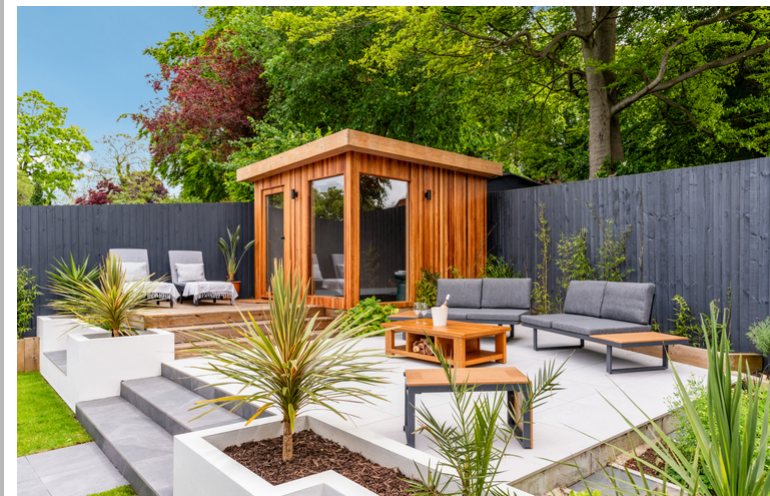
Garage

16' 0" x 8' 2" (4.88m x 2.49m)

Door from the rear breakfast bar area, roller door, power and lighting.

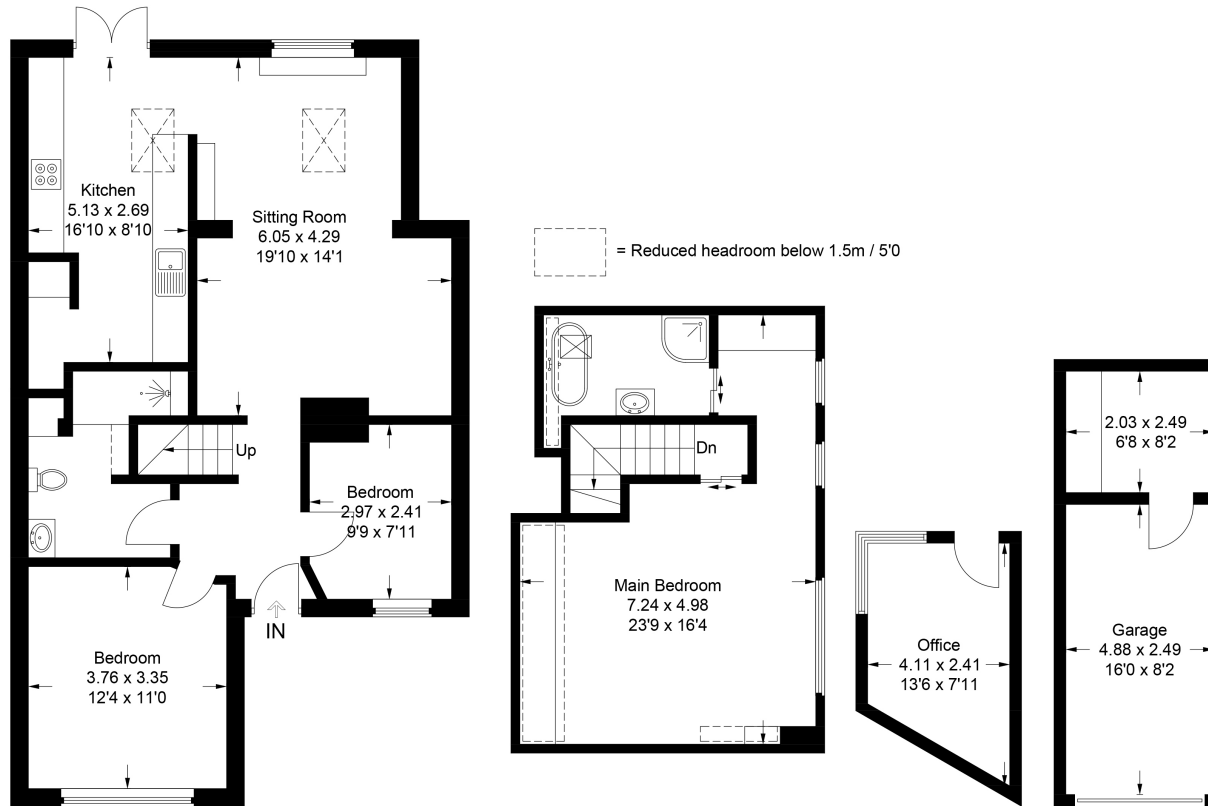
Front

Block paved driveway providing off road parking for 6 - 7 vehicles, access to the garage, paved steps to the front of the property, boarded by plants and shrubs.





Approximate Gross Internal Area
 Ground Floor = 73.9 sq m / 795 sq ft
 First Floor = 34.3 sq m / 369 sq ft
 Outbuildings = 20.4 sq m / 219 sq ft
 Total = 128.6 sq m / 1,383 sq ft



Ground Floor

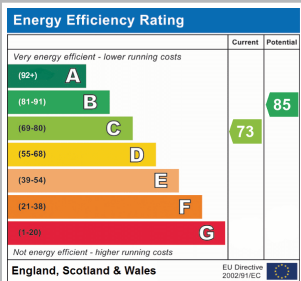
First Floor

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

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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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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