



Eastfield Road
Royston,
Hertfordshire, SG8 7ED
OIEO £1,000,000

country
properties

Situated within one of Royston's most sought-after cul-de-sacs, this much-loved family residence enjoys a superb central location just moments from the High Street and within walking distance of the train station.

The home features two elegant reception rooms that overlook the beautiful rear grounds, creating light-filled spaces ideal for both relaxing and entertaining. With five spacious bedrooms, the property offers generous and versatile accommodation for family living.

A substantial detached quadruple garage presents exciting potential to create a self-contained annexe for extended family or a superb home office or studio.

The mature and beautifully established grounds provide a wonderfully peaceful setting, offering a sense of seclusion rarely found so close to the centre of town.

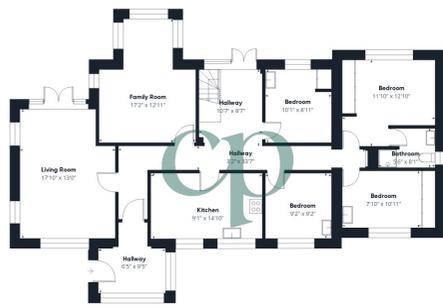
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Chain Free
- Detached Family Home
- Sought After Residential Location
- Flexible Accommodation with over 1660 Square Feet
- Garaging for six cars
- Potential for Self-Contained Annexe
- Gated Driveway
- Beautiful Gardens
- Freehold
- EPC Rating E









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

3049 ft²

Reduced headroom

172 ft²

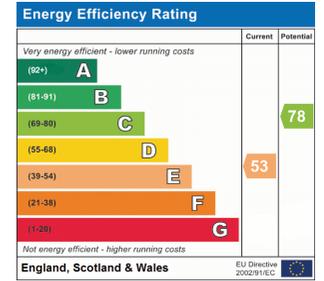
(1) Excluding balconies and terraces

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.

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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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