



Rosecomb

Royston,  
Hertfordshire, SG8 9FL  
£435,000

country  
properties



We are excited to present this beautifully presented three-bedroom family home, ideally located near the sought-after Therfield Heath.

This move-in ready property is filled with natural light and offers the perfect setting for first-time buyers, growing families, or those looking to downsize.

The generously sized rear garden is a standout feature, offering more space than you might expect for a home of this age. With a west-facing orientation, it's the perfect spot to enjoy afternoon and evening sunshine – ideal for outdoor entertaining.

Don't miss out – this home is a must-see!

- Beautifully presented turnkey family home
- Semi Detached
- Close to Therfield Heath
- Private Driveway
- Larger than average plot
- Bright and Airy throughout
- En-suite to Principal Bedroom
- Downstairs WC
- Freehold
- EPC C/80



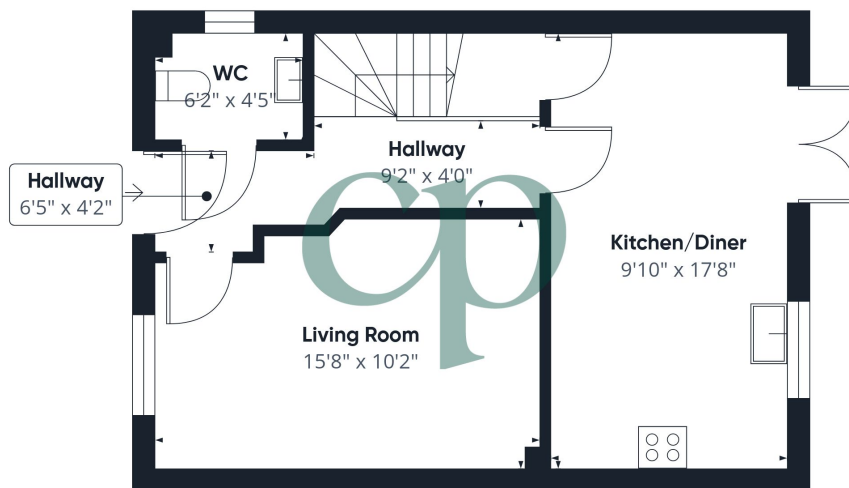




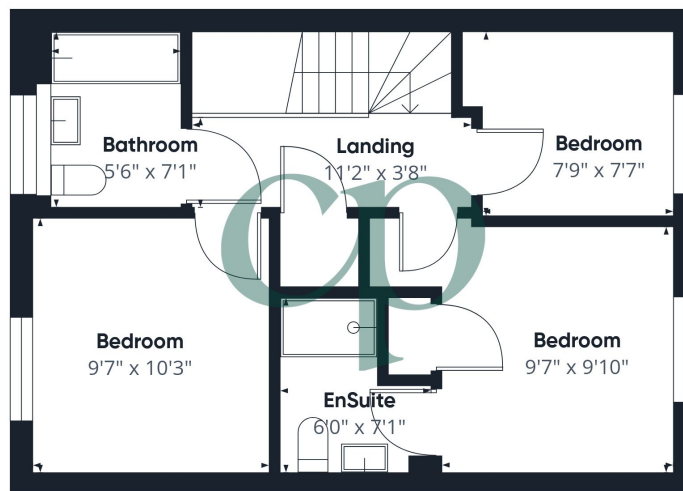








Floor 0



Floor 1

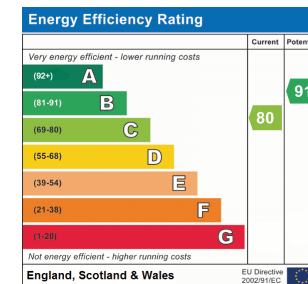


Approximate total area<sup>(1)</sup>  
849 ft<sup>2</sup>

(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.

GIRAFFE360



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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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