

1 Hillside, Royston, SG8 9AY

THOMAS MORRIS







Asking Price: £550,000 Freehold

Hillside, Royston, SG8 9AY

- Detached Family Home
- Four Double Bedrooms, All Equipped with Built-In Wardrobes
- Desirable Town Centre Location
- Large 24ft Living Room/Dining Room
- Separate Home Office
- Driveway for Multiple Vehicles & Tandem Length Garage, with Additional Parking to the Front
- No Onward Chain
- 0.7-Mile Walk to Royston Train Station - Fast Links to London & Cambridge!
- Freehold
- EPC - 81/B - Property Equipped with Solar Panels for Efficient Green Energy!

Offered with no onward chain, this detached family home offers four double bedrooms, generous living accommodation, a home office, tandem-length garage and ample off-road parking, all ideally positioned within the heart of Royston Town Centre.

On the ground floor, the impressive approximately 24ft living room/dining room provides a generous space for both relaxing and entertaining, with patio doors opening directly onto the rear garden. A separate home office provides an ideal space for those working remotely or requiring additional versatile accommodation. The kitchen is fitted with a breakfast bar and is offered with white goods, while a useful side door provides direct access to the garden. Whilst a downstairs W/C completes the ground floor accommodation.

Upstairs, a central landing provides access to all four bedrooms and additional storage. All four bedrooms are doubles and benefit from built-in wardrobes, providing excellent bedroom and storage space. The main bedroom is also fitted with a "Stiltz Home Lift". The family bathroom is fitted with a three-piece suite, including a Jacuzzi-style bath.

Accommodation

Porch *8'8" x 2'8" (2.64m x 0.81m)*.
Hallway *5'11" x 9'5" (1.8m x 2.87m)*.
Living Room/Dining Room *15'5" x 24'2" (4.7m x 7.37m)*.
Office *8'10" x 10' (2.7m x 3.05m)*.
Kitchen *15'2" x 9'5" (4.62m x 2.87m)*.
W/C *8'9" x 3'11" (2.67m x 1.2m)*.

Landing *9' x 5'2" (2.74m x 1.57m)*.
Bedroom *12'1" x 15'3" (3.68m x 4.65m)*.
Bedroom *12'5" x 12'3" (3.78m x 3.73m)*.
Bedroom *7' x 11'11" (2.13m x 3.63m)*.
Bedroom *10'1" x 8'9" (3.07m x 2.67m)*.
Bathroom *9' x 6'6" (2.74m x 1.57m)*.

Front Garden
Driveway
Rear Garden
Brick-Built Shed *7'1" x 5'8" (2.16m x 1.73m)*.
Tandem-Length Garage *31'7" x 7'9" (9.63m x 2.36m)*.
Additional Parking Space to the Front of the Garage

Freehold
North Hertfordshire District Council
Council Tax Band - "F"
EPC - 81/B









Further Information
Externally, the rear garden provides access to the tandem-length garage, with an additional parking space positioned in front. There is also a useful brick-built shed. To the front, the property benefits from a driveway providing parking for multiple vehicles, together with a front garden.

Situated in the heart of Royston Town Centre, the property is ideally placed for access to a wealth of local shops, cafés, restaurants, schools and everyday amenities. Royston Train Station is approximately 0.6 miles away, providing convenient commuter links towards both London and Cambridge.

The property offers excellent potential for buyers looking to modernise and create a spacious family home in a highly convenient location. The property also boasts an Energy Performance Certificate (EPC) rating of B and is equipped with solar panels, contributing towards a more energy-efficient home.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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