

1 Aintree Road, Royston, SG8 9JE

THOMAS MORRIS







Asking Price: £420,000 Freehold

Aintree Road, Royston, SG8 9JE

- Extended Semi-Detached Family Home
- Situated on the Popular "The Ridings" Development
- Well-Presented Throughout
- Three Well Proportioned Bedrooms
- Beautifully Landscaped South-Facing Rear Garden
- Separate Dining Room
- Driveway for Multiple Vehicles and Single Garage
- 1.0-Mile Walk to Royston Train Station - Offering Fast Links to Royston & Cambridge
- Freehold
- EPC - 75/C

A fantastic opportunity to purchase this extended three-bedroom semi-detached family home, ideally situated on the popular The Ridings development in Royston. Immaculately presented throughout and offering generous, versatile living accommodation, the property is ideally suited to families looking for a home they can move straight into, within a highly sought-after location.

Upon entering, a welcoming porch provides useful space for coats and shoes before opening into the internal hallway, with access to the stairs and principal living accommodation.

The living room offers a comfortable and well-proportioned space for relaxing or entertaining, whilst also benefiting from a useful understairs storage cupboard. The living room flows seamlessly through to the dining room, which is flooded with natural light thanks to the property's desirable south-facing aspect. The dining room provides ample space for a dining table alongside a separate seating area, with patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

Accommodation

Porch *5'10" x 3'8" (1.78m x 1.12m)*.
Hallway *6'1" x 3'11" (1.85m x 1.2m)*.
Living Room *12'10" x 15'5" (3.9m x 4.7m)*.
Dining Room *15'11" x 8'11" (4.85m x 2.72m)*.
Kitchen *10'10" x 8'11" (3.3m x 2.72m)*.

Landing *6'6" x 10'9" (1.98m x 3.28m)*.
Bedroom *9'2" x 13'1" (2.8m x 4m)*.
Bedroom *9'3" x 11'6" (2.82m x 3.5m)*.
Bedroom *6'6" x 7'8" (1.98m x 2.34m)*.
Bathroom *6'5" x 5'8" (1.96m x 1.73m)*.

Driveway
Hallway *2'11" x 14'9" (0.9m x 4.5m)*.
Single Garage
Landscaped Rear Garden

Freehold
North Hertfordshire District Council
Council Tax Band - "D"
EPC - 75/C









Further Information

The property has been thoughtfully extended to the rear to create a well-fitted kitchen, offering an excellent amount of worktop space and storage, together with a fitted oven and hob and provision for additional white goods. A further rear door provides direct access to the garden.

Outside, the south-facing rear garden has been landscaped to create a low-maintenance and attractive space, making it ideal for entertaining, relaxing and enjoying the summer months. To the front, the property benefits from a driveway providing parking for multiple vehicles, together with a single garage and a useful, covered passageway between the house and garage.

Upstairs, a central landing provides access to three good-sized bedrooms, alongside a well-appointed family bathroom with a three-piece suite. The accommodation provides excellent flexibility for a growing family, with all three bedrooms offering comfortable proportions.

The location is a particular highlight. Royston Train Station is approximately a 1.0-mile walk away, providing fast and convenient rail connections towards both London and Cambridge, whilst Royston town centre is approximately 0.6 miles away, offering a wide range of shops, restaurants, cafés and everyday amenities. For families, the property is also well positioned for local schooling, with schools including Studlands Rise First School, rated Good by Ofsted, and Icknield Walk First School, rated Outstanding by Ofsted, within the local area.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
6 Melbourn Street, Royston, Hertfordshire, SG8 7BZ
T: 01763 243331
enquiries.royston@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman