

Morton Street

Royston,
Hertfordshire, SG8 7AZ

OIEO £525,000

country properties

This delightful home occupies a highly regarded location, ideally positioned within easy reach of the train station, local schools and the High Street.

Upon entering, you are welcomed by a spacious entrance hallway, complemented by a convenient downstairs WC. The property offers three generously proportioned reception rooms, providing superb flexibility for family living, entertaining guests or working from home. One of the reception rooms could also be utilised as a fourth bedroom, offering excellent versatility to suit a variety of needs.

The first floor boasts three well-sized bedrooms and a four-piece family bathroom, providing comfortable accommodation for a growing family.

To the rear, the beautiful west-facing garden offers a peaceful and inviting setting, perfect for enjoying the afternoon sunshine, relaxing outdoors or entertaining family and friends. At the far end of the garden, the property further benefits from a single garage and additional driveway parking, with its own access via double gates.

Combining generous and versatile living space, a convenient downstairs WC, a beautiful garden and a sought-after location, this charming home presents an excellent opportunity for families seeking a property with plenty of potential to adapt to their needs.

This family home is ideally situated within a short walk of the many amenities offered by the thriving market town of Royston, Hertfordshire. The town benefits from excellent transport links, with direct rail services to London King's Cross and Cambridge, alongside convenient road connections via the A10, A505, A1(M) and M11. London Luton and Stansted airports are also within easy reach. Royston offers a wealth of local amenities, including independent boutiques, cafés, restaurants, bars, major supermarkets, doctors' surgeries and dental practices. The town also provides a range of educational facilities for children of all ages, including primary and secondary schools, making it an appealing location for families. Combining convenient commuter links, a vibrant town centre and a range of local amenities, Royston offers an attractive setting for those seeking both town living and accessibility to Cambridge and London.

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 person, payable by the applicant(s).

- Chain free
- Detached family home
- Close to Train Station
- Three Reception Rooms
- Garage
- West Facing Garden
- EPC D & Council Tax Band E













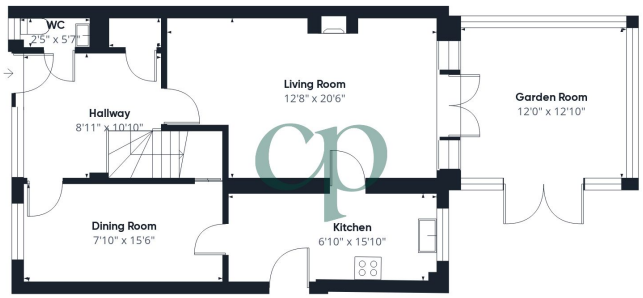




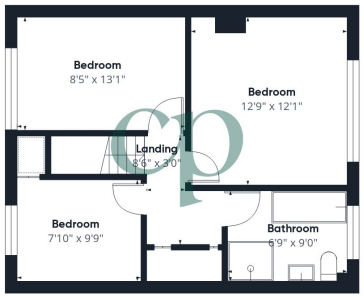




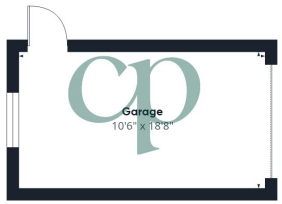




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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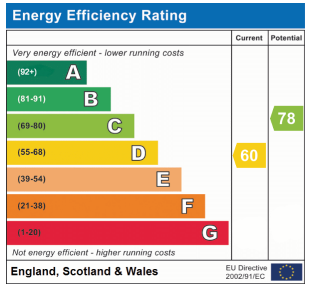
Approximate total area(1)

1448 ft²

(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.

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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

Country Properties | 45, High Street | SG8 9AW
T: 01763 245121 | E: royston@country-properties.co.uk
www.country-properties.co.uk

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