



EH

EXQUISITE  
HOME

## *The County of Opportunity*

Hertfordshire is known as the County of Opportunity, largely because of its excellent location north of London and for its disproportionately high number of international company headquarters. Ocado, Tesco, Roche UK, JD Wetherspoon, Airbus and EE are just some of the businesses who choose to have their head offices in the county, greatly enriching its economy. Hertfordshire successfully blends old and new, with the Jacobean mansion Hatfield House and Knebworth House with its country park rubbing shoulders with Verulamium and its Roman remains to the UK's first Garden City, Letchworth and Leavesden Studios, home of the Making of Harry Potter Tour. The county is extremely well connected with transport links with the A1, A1(M), M25, A414, A41, M1 and M11 criss crossing it and four national railway lines (West Coast Main Line, East Coast Main Line, Midland Main Line and the West Anglia Main Line) running regular train services into London, the Midlands, North Wales, Northwest England, Scotland, the North, East Midlands, Yorkshire and the East. It also has some beautiful countryside and pretty villages and with its relatively small size, is easy to explore and navigate.

## *Inviting Family Home*

Royston is a thriving town in the north of the county surrounded by beautiful open countryside. Cambridge is sixteen miles to the northeast and historic market town Saffron Walden with its sought-after high school and lovely medieval buildings is just fourteen miles to the east. London is a ninety minute drive to the south and there are plenty of regular fast trains running into King's Cross. The town's origins are Roman – it was founded at the crossing point of two ancient thoroughfares, the Icknield Way and Ermine Street. Nowadays, it sits at the junction of the A10 and A505 and is within easy reach of both Luton and Stansted airports. It has several primary schools and a high school, plenty of shops, pubs and cafes, an annual Arts Festival and a football



## Royston | Hertfordshire



and rugby club. Standing at the entrance of a quiet cul de sac is this spacious detached family home built in 1983. The present owners bought it in 2002, attracted by its wonderful location. Since moving in, they have put in a new kitchen and en suite and redecorated throughout. There is a block paved drive and double garage with plenty of room for parking and a small lawn. The front door opens into the hallway which is flooded with natural light, has a light wooden floor and open white painted banisters, giving a wonderful sense of spaciousness and flow. To the left, the large sitting room has a brick fireplace with a gas fire as its focal point and is the perfect family space. The conservatory leads off it, adding to the amount of natural sunlight coming in, and the owners tend to use the two rooms as their own space during the day and spend time together in the sitting room in the evening. The layout gives plenty of flexibility of use. The conservatory is light and attractive and has a good view of the terraced back garden.

There is a useful cloakroom leading off the back of the hall and the spacious dining room to the right has many happy memories of family Christmases and New Year's Eve parties, birthdays, dinner parties and birthday celebrations for the grandchildren. It is very well used and is exactly the right size for a perfect family dining room. The dual aspect kitchen has a grey slate floor and smart off-white units, an integrated double electric oven and electric hob. There is space for a table and chairs where the grandchildren like to eat and this is perfect for breakfast or informal dining. It flows naturally into the utility room where there is a second sink and plumbing for a washing machine.

### *Spacious First Floor*

Four bedrooms and a family bathroom radiate from the landing on the first floor. The double principal bedroom benefits from a three piece shower room with storage, while there are two further double bedrooms and a small double, currently being used as a home office.

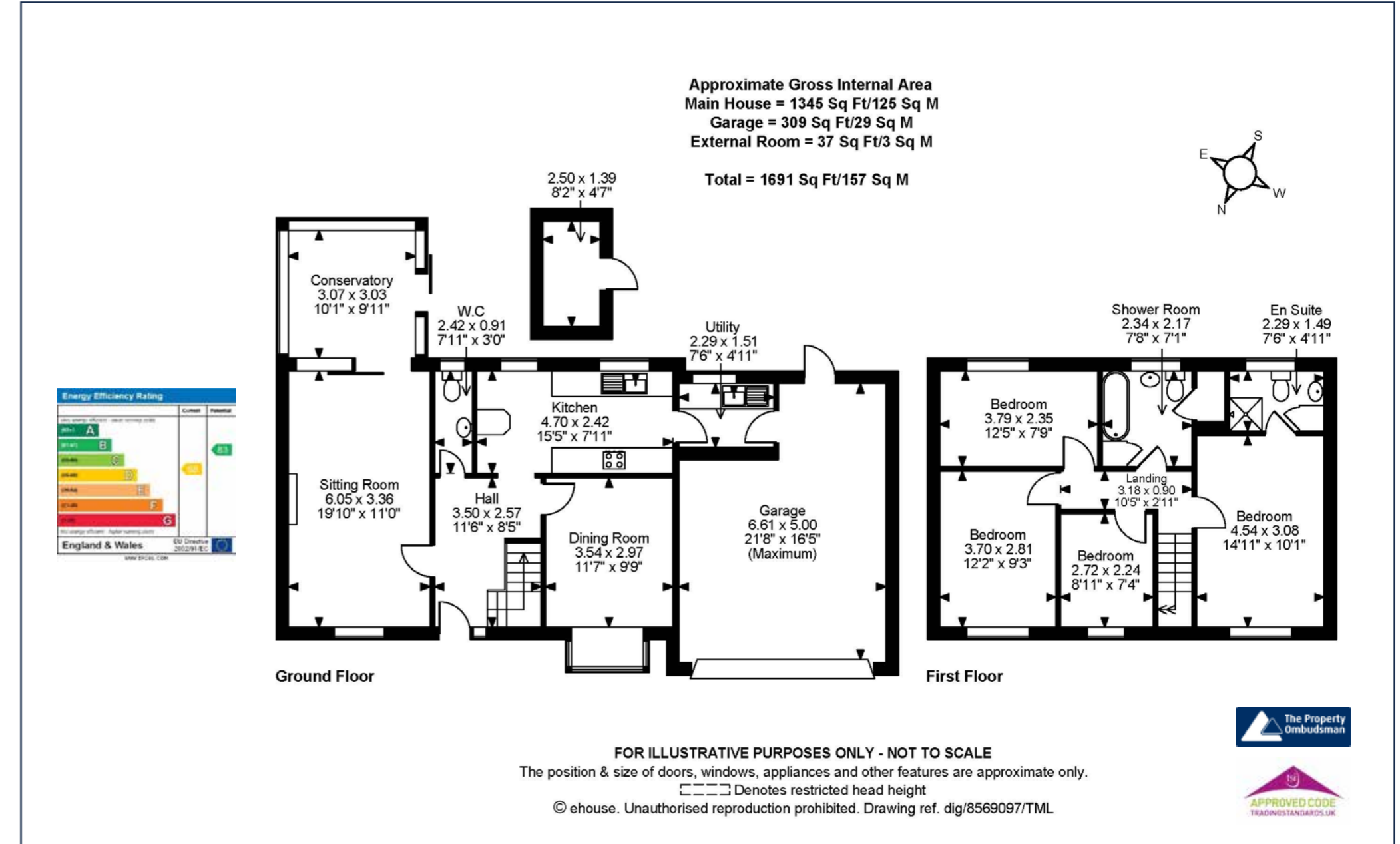


This could easily be converted into a nursery, young child's bedroom, or even a play room. The three piece family bathroom with bath and is decorated in a neutral palette and is the ideal place for a children's bath time or a long hot bubble bath after work. Its good to note that both bathrooms are equipped with power showers.

### Attractive Terraced Garden

The easy to maintain back garden has been terraced and the previous owner installed a sophisticated irrigation system which makes watering stress-free. There is a good sized patio to the rear of the house, ideal for al fresco dining, barbecues, entertaining or a glass of wine at the end of the day. The garden is thoughtfully planted up with well established shrubs and perennials and the top tier of the terracing has stunning views over the open countryside beyond Royston. There is a small pond and a summer house which has power and could easily be transformed into an outdoor home office.

The double integrated garage has power and light and if desired, and with the correct planning in place, could be converted into a home gym or used to extend the kitchen and dining room into a much larger open plan kitchen/dining/living space. The neighbours are all very friendly, there are plenty of young families and a selection of good schools. There is a Marks and Spencer food store, Tesco and Aldi. The station is just a ten minute walk away and the town centre five minutes. The grassy expanse of Therfield Heath is on the doorstep and has views of Ely Cathedral at its highest point. It has a football field and goals plus a café and facilities. On the edge of a thriving town with plenty of amenities, with the countryside all around, excellent transport links and the entire beautiful county of Hertfordshire to explore, this spacious family home is perfectly placed.



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