

- Detached Bungalow
- Prime Royston Location
- Four Bedrooms
- Wonderful Gardens
- Walking Distance of the Town and Heath
- Garage
- Some Updating Required
- Chain Free!
- VIEWING RECOMMENDED!

HEATHFIELD, ROYSTON

4 2 2 EPC

ROYSTON'S PREMIER LOCATION! A particularly spacious four bedroom detached bungalow, situated in Royston's most desirable road, opposite Therfield Heath, and within a short distance of the town centre. The property nestles within a beautiful and large plot of stunning gardens.

£775,000

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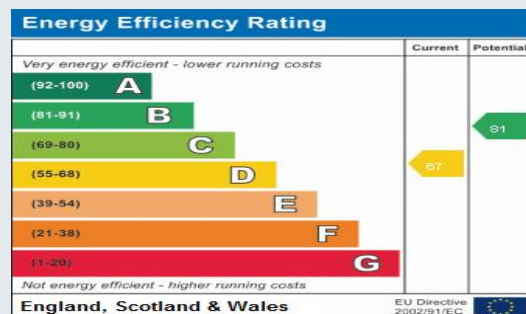
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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INTRODUCTION

A rare and wonderful opportunity to purchase this detached four bedroom bungalow, situated within the highly sought after private road of Heathfield, close to Therfield Heath and within a stones throw of the town centre and railway station in central Royston. The property was built in 1964 and further extended in 1972, and sits within a plot of approximately 0.2 of an acre. and offers well proportioned versatile accommodation throughout. There have been some improvements made in recent years including a refitted kitchen, which incorporates a range of integrated appliances, which include Neff electric double oven, Neff integrated microwave oven, five burner gas hob with extractor over, fridge and freezer and dishwasher. There is still scope throughout the bungalow to make further improvements and there is development potential (subject to planning permission).

The gardens are a stunning feature of the property, a quiet and private environment, and perfect for the enjoyment of a sunny day and for entertaining.

CONTACT US AT WELLINGTON WISE IN ROYSTON FOR YOUR VIEWING APPOINTMENT!

STEP INSIDE

On entering the property into the well-proportioned Entrance Hall, the left hand side of the property is dedicated to the bedroom accommodation, and the right is the living space. From the hallway there is access directly into the impressive Sitting Room that extends to the rear of the property, with a window overlooking the stunning Rear Garden.

At the rear of the room is access into the Rear Porch, and also a door that leads into the sizeable Dining Room. There are glass double doors leading directly into the excellent and good sized Kitchen, which is large enough to accommodate a breakfast table, and has been refitted with a modern range of white gloss style units, with working surfaces, integrated Neff double electric oven, Neff microwave, five burner gas hob with extractor hood over, integrated fridge, integrated freezer, integrated dishwasher, plumbing for washing machine and tiled floor. The Kitchen also provides access from the other side into the Rear Porch.

Back into the Entrance Hall, there is access to the main Bathroom, which consists of WC, wash hand basin, and panelled bath.

Further into the hallway there is access to the Separate Shower Room

with a three piece suite of WC, wash hand basin and tiled shower cubicle. Continuing on there is access to all four bedrooms, all of which offer comfortable sleeping accommodation. The Main Bedroom has been fitted with an attractive range of bedroom furniture, installed by Sharps, and is a light and airy space.

STEP OUTSIDE

Heathfield is Royston's premier location and is a "U" shaped private road which is accessed from both ends from Baldock Road.

The bungalow itself is nicely set back with an attractive open plan lawned frontage with tarmac driveway providing off road parking for two vehicles, and this leads to the;

GARAGE- 18' x 9' (5.5m x 2.7m)-with electrically assisted up and over door, light and power and personal door to front garden.

There is a paved pathway leading to the the Entrance Door, and there is side access leading to the Rear Garden.

The Rear Garden is a stunning feature of the property. There is a large paved terrace across the entire width of the bungalow to the immediate rear. This continues to an extensive lawned area which is bordered on both sides by mature conifer trees and bushes. There is a large section built workshop at the rear of the garden, adjacent to a landscaped paved and gravelled feature. There is also an additional metallic garden shed.

Overall, the garden really has to be seen and walked through to be fully appreciated!

LOCATION

Heathfield is Royston's premier location, a private road with some of the town's finest properties. Therfield Heath is directly opposite across the Baldock Road, with it's walks and sporting/leisure facilities, and the town centre is only around a 10-12 minute walk away, where the High Street shops and the railway station with regular services into London and Cambridge are easily accessible.

There is a nominal charge for the residents of Heathfield of currently £51 per annum for the upkeep of the road (the 2024 payment has been made by the present owners).

