



**Elliot Heath**  
ESTATE AGENTS

**Ermine Rise, London Road, ROYSTON**

Guide Price **£1,100,000**



# Ermine Rise, London Road

ROYSTON, Royston

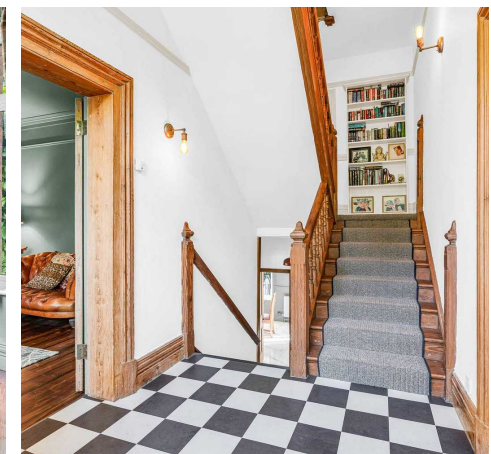
In Excess of 3,400 sq ft. Stunning 5-bedroom Victorian detached residence in Royston. Retains original features, 4 floors, cinema room, gym, double garage, gardens. Close to High Street amenities, schools, and transport links. Contact Elliot Heath on 01920 293333.

Council Tax band: G

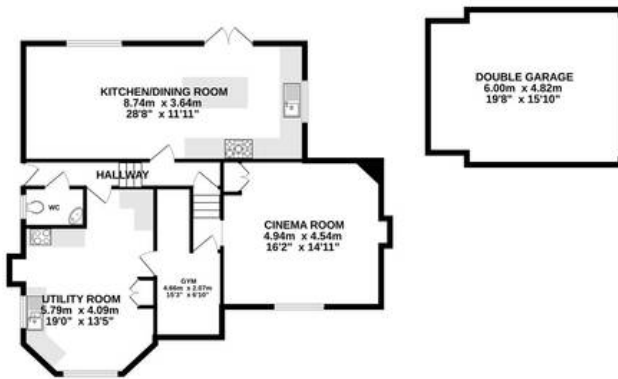
Tenure: Freehold

EPC Energy Efficiency Rating: F

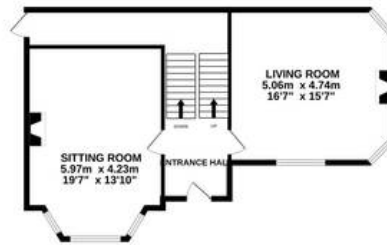
EPC Environmental Impact Rating: F



LOWER GROUND FLOOR  
120.2 sq.m. (1294 sq.ft.) approx.



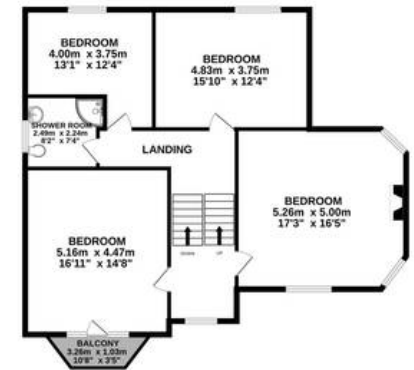
GROUND FLOOR  
63.2 sq.m. (680 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



LOWER AND UPPER 2ND FLOORS  
98.9 sq.m. (1064 sq.ft.) approx.



TOTAL FLOOR AREA : 321.3 sq.m. (3458 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Entrance Hall

With stairs to first floor landing and down to lower ground floor, picture rail, radiator. Door to:

### Living Room

16' 7" x 15' 7" (5.06m x 4.74m)

A triple aspect room with Upvc double glazed windows to front and side aspect, feature fireplace with tiled hearth and surround, 10ft ceiling height, picture rail, coving to ceiling, radiator.

### Sitting Room

19' 7" x 13' 11" (5.97m x 4.23m)

With Upvc double glazed bay window to front aspect, radiator, feature fireplace with inset tiled hearth, cast iron grate and marble surround, picture rail, coving to ceiling, radiator.

### Lower Ground Floor

With Upvc door to side aspect, radiator, doors to:

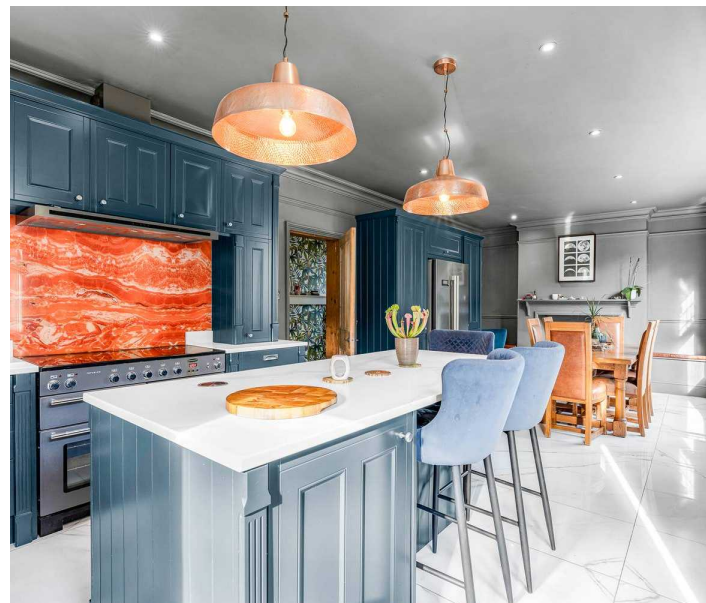
### Kitchen/Dining Room

28' 8" x 11' 11" (8.74m x 3.64m)

With Upvc double glazed French doors and window onto the rear garden. Fitted with arrange of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, space for range style cooker with extractor over and attractive splash back, island unit/breakfast bar, tiled flooring, feature fireplace with tiled hearth, radiator.

### WC

With Upvc double glazed window to side aspect. Fitted with a suite comprising ow level wc, wall mounted wash hand basin, partly tiled walls, radiator.





### Utility Room

19' 0" x 13' 5" (5.79m x 4.09m)

With Upvc double glazed windows to front and side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, radiator, wood effect flooring, boiler. Door to:

### Gym

15' 3" x 6' 9" (4.66m x 2.07m)

With wood effect flooring and door to:

### Cinema Room

16' 2" x 14' 11" (4.94m x 4.54m)

With Upvc double glazed window to front aspect, built in storage cupboard, radiator.

### First Floor Landing

With stairs to lower and upper second floor landing, walk in airing cupboard with window to side aspect, radiator. Doors to:

### Bedroom Three

17' 9" x 11' 11" (5.42m x 3.62m)

With Upvc double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

### Bathroom

11' 11" x 10' 4" (3.62m x 3.16m)

with Upvc double glazed window to rear aspect. Fitted with a suite comprising freestanding ball and claw bath, separate tiled shower cubicle, pedestal wash hand basin, high flush wc, tongue and groove wood panelling, heated towel rail, tiled flooring.

### Lower and Upper Second Floor Landing

With Upvc double glazed window to front aspect, radiator, stairs to upper second floor landing. Doors to:





**Bedroom One**

17' 3" x 16' 5" (5.26m x 5.00m)

Triple aspect room with Upvc double glazed windows to front and side aspect, two radiators, feature fireplace.

**Bedroom Two**

16' 11" x 14' 8" (5.16m x 4.47m)

With Upvc double glazed window and door opening to balcony, stripped wooden flooring, radiator.

**Upper Second Floor Landing**

Access to loft space with fitted ladder. Doors to:

**Bedroom Four**

15' 10" x 12' 4" (4.83m x 3.75m)

With Upvc double glazed window to rear aspect, radiator.

**Bedroom Five**

13' 1" x 12' 4" (4.00m x 3.75m)

With Upvc double glazed window to rear aspect, radiator.

**Shower Room**

With Upvc double glazed window to side aspect. Fitted with a suite comprising corner shower cubicle, pedestal wash hand basin, low level wc, partly tiled walls, tiled flooring, heated towel rail.







### FRONT GARDEN

Lawn area with path to front door, enclosed by laurel hedging and access to the rear garden.

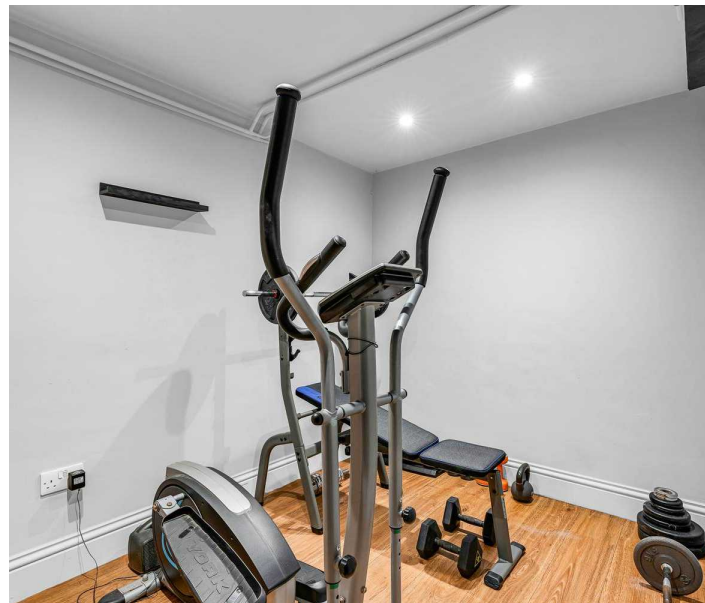
### REAR GARDEN

Enclosed rear garden with paved patio area and lawn with steps down to sunken lawn area all enclosed by panel fencing with flower and shrub borders. Shed. Outside tap. Outside lighting and power points. Gated rear and side access. Personal door to double garage.

### DOUBLE GARAGE

2 Parking Spaces

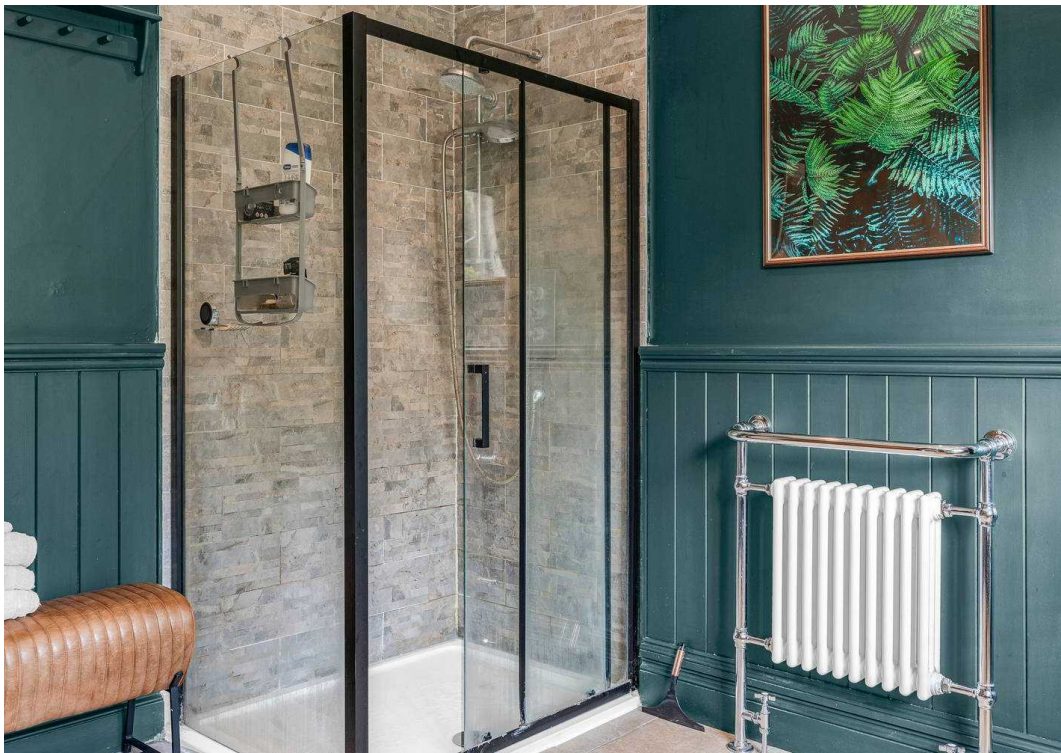
Detached double garage to rear with off street parking for 2/3 vehicles. Up and over door, power and lighting, eaves storage space measuring approximately 6.00 x 4.82 (19'8 x 15'10). Accessed via Shrubbery Grove.























## Elliot Heath Estate Agents

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