



- SOLD PRIOR TO FULL MARKETING
- 1930s Detached Bungalow
- Private Plot
- Sought After Location
- Sitting Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- Bathroom
- Front & Rear Gardens

HEATHFIELD, ROYSTON

2 1 1 EPC D

SOLD PRIOR TO FULL MARKETING! Ensum Brown are delighted to have sold this detached 2 bedroom bungalow located on a particularly private plot on Heathfield in Royston. Accommodation comprises of a lounge, kitchen, 2 double bedrooms & bathroom. Also benefiting from a detached garage & parking.

GUIDE PRICE
Price On Application

Royston

01763 750000

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	



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PROPERTY INSIGHT SOLD PRIOR TO FULL MARKETING!

Ensum Brown are delighted to have sold this detached bungalow located on a particularly private plot on Heathfield in Royston. Constructed in the 1930s with some original features remaining and with accommodation comprising of an entrance hall, sitting room, kitchen/dining room, two double bedrooms and bathroom.

Outside space includes front and rear gardens a detached garage and driveway parking for several vehicles.

LOCATION - ROYSTON

Royston is located within Hertfordshire and on the border of Cambridgeshire and has a mix of rich heritage, green open spaces and town centre streets with a variety of cafes and restaurants offering a diverse mix of food and drink. Within the town you have all the facilities you may wish for, whether you are young or old, single, a couple or family. To mention a few, you have a leisure centre, tennis, rugby, hockey and golf club on Royston Heath, as well as community groups, library, doctors, dentists and a number of excellent schools to choose from within its three-tiered system. Surrounding Royston there is beautiful countryside and some delightful villages, such as Barley, Thefield and Barrington, just to name a few, which are within just a few miles of the town.

As well as people moving up and down the property ladder locally, Royston is a very affluent area and is becoming more and more popular with the commuter market. There is great security in that house prices have held well through turbulent markets and thrived above the national average in more settled general economic and market conditions.

Royston boasts excellent transport links for the residence, visitors and business. Located on the A10 and with the A1M and M11 each within a 15 minute drive, a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

If you aren't familiar with Royston then pay it a visit today, you may decide you never want to leave!

VIEWINGS - COVID-19

****VIEWINGS ARE STILL PERMITTED DURING CURRENT 2021 LOCKDOWN RESTRICTIONS****

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out on the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!