



High quality modern house in convenient location

**2 Palace Gardens, Royston, Hertfordshire SG8 5AD**

Freehold





Attractive walled garden • Air conditioned conservatory  
• Good family accommodation • Detached double garage  
• Quiet sought-after road • No upward chain

#### Local information

• Palace Gardens is situated just off Kneesworth Street close to the centre of Royston. The town centre provides a good range of day to day shops together with schooling, recreational and leisure facilities. A more extensive range of facilities can be found to the south west in either Letchworth (14 miles), Baldock (10 miles) or Hitchin (18 miles) or to the north east the University city of Cambridge (14 miles).

• The property is in an outstanding location for commuters with a mainline station in Royston with services to London's Kings Cross from 38 minutes. For those wishing to travel by road, there are excellent road links via the A505 and A10 to London, Stansted Airport, the A1(M) & M11 via the A505.

• Independent schooling is available in nearby Letchworth, with St Christopher's & St Francis (both from ages 3-18). Further renowned schools are available in Cambridge.

#### About this property

No 2 is a period style property with Cambridge pale brick elevations, double hung sash windows in painted wood under a slated roof. Internally the accommodation is well laid out and is in good condition but would benefit from a degree of updating to kitchen and bathroom facilities.

The main sitting room has a gas

flame effect open fireplace with Adam style painted surround and double doors which lead through into a "snug" sitting room. This connects to the large conservatory which has twin air conditioning units, fitted blinds and French doors to the garden. The kitchen has a range of limed oak fronted units under formica work surfaces and a number of integrated Neff appliances. A breakfast room is adjacent and a separate utility room which houses the gas fired central heating boiler and has built under spaces for washing machine and dryer. The main entrance hallway has a cloakroom and the remaining reception room on the ground floor which is a double length dining/ sitting room with three aspects.

At first floor level the main bedroom is a very good size with built in wardrobes, a deep cupboard, and access to the en suite/family bathroom. This has a tub, separate shower cubicle, hand basin bidet and W.C and could be divided in to two to separate the en suite from the landing (subject to any necessary consents). There is a guest bedroom with en suite shower and built-in wardrobes, a large study/bedroom with pleasant outlooks together with a fourth bedroom. A cupboard on the landing conceals a staircase which leads up to an unconverted loft space which has some potential for conversion subject to any necessary consents. The accommodation is



shown in more detail in the attached floor plans.

To the front there is a mature yew hedge along the road frontage inside which is a paved garden with central circular topiaried box hedging, extensive paving and an alpine rockery. The rear garden is walled, slopes gently upwards and features an area of artificial grass edged with flower and shrub borders, a rockery, a paved terrace in the centre and further planting with a small pond. A pedestrian door leads in to the detached double garage with electric up and over door beyond which is ample off-street parking for a number of cars.

**Tenure**

Freehold

**Local Authority**

North Hertfordshire District Council: Band G

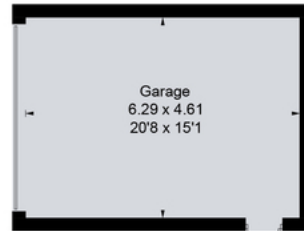
**Viewing**

Strictly by appointment with Savills

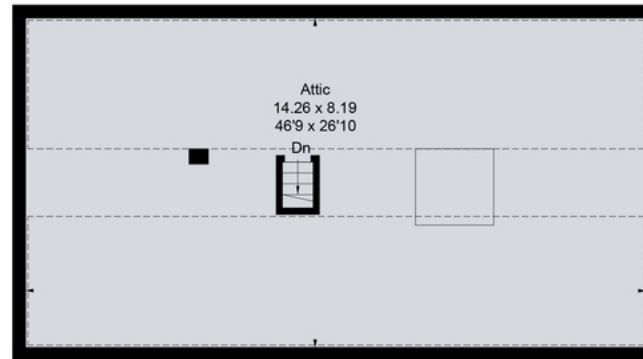




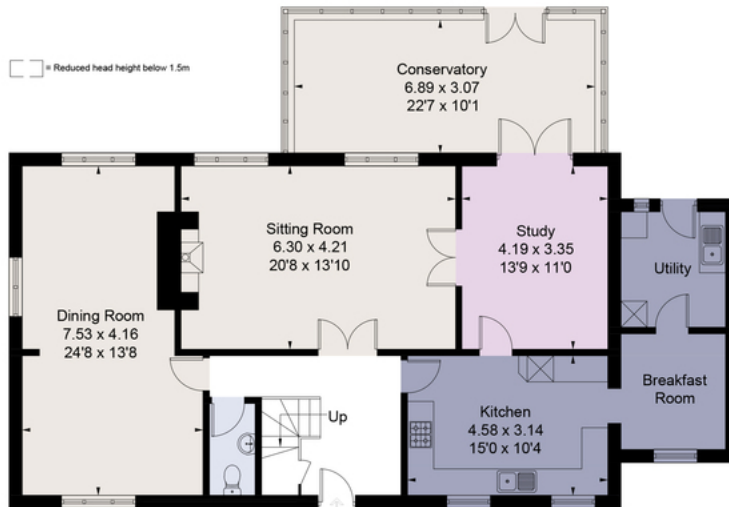
Approximate Area = 240.9 sq m / 2575 sq ft  
 Including Limited Use Area (85.4 sq m / 919 sq ft)  
 Attic = 107.5 sq m / 1175 sq ft  
 Garage = 28.9 sq m / 311 sq ft  
 Total = 377.3 sq m / 4061 sq ft  
 For identification only. Not to scale.  
 © Fourwalls Group



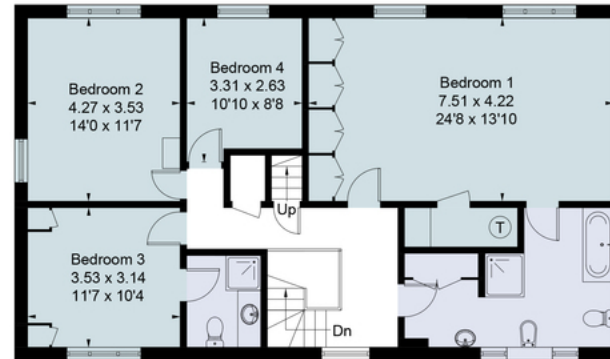
(Not Shown In Actual Location / Orientation)



Attic



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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