



## Re-modelled detached house on private road

**3 Heathfield, Royston, Hertfordshire SG8 5BW**

Freehold







Re-modelled in 2014 • Open plan living spaces • Studio/Bed five with adjacent wet room • Landscaped gardens • Quiet sought-after private road

#### Local information

• Heathfield is situated 0.6 miles from Royston town centre. 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 east 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

3 Heathfield is a superbly presented modern detached home re-modelled to high standards in 2014. The cedar clad elevations and metal framed double glazing hint at the quality of what lies within.

The accommodation extends in all to 207 sqm (2,226 sq ft) with a large part of the ground floor being open plan featuring light

from three aspects, wooden flooring, partly vaulted ceilings and outlooks over the attractive landscaped garden to the rear. The bespoke Humphrey Munson fitted kitchen features granite flooring, granite and wooden work-surfaces and a number of integrated appliances including two Gaggenau ovens & induction hob, Miele integrated dishwasher, Quooker hot water tap and a large central island.

The remainder of the open plan living spaces are arranged as a dining area, a sitting area with built-in "Stovax" wood burning stove and a further area top lit by opening roof lights which also features wide French doors to the garden. Beyond the kitchen there is a practical utility area, a fully tiled wet room/shower and the studio/bedroom five which has matching granite flooring, French doors to the side garden and a mezzanine area to one end. The whole of the ground floor has the benefit of underfloor heating.

At first floor level there are four double bedrooms and a well-fitted family bathroom.

Heathfield is a private road situated on the western side of Royston opposite The Heath. Number 3 Heathfield has an in-out shingled driveway, shrub planting and a detached double garage building with power and light laid on to the front.





The enclosed gardens are mainly situated to the rear and side of the house. Paving runs along the full length of the rear elevation and there is a patio area adjacent to which is an ornamental raised pond with timber edging and a small orchard. There is also a steel framed greenhouse and adjacent raised vegetable area. The remainder of the garden is mainly laid to lawn with edged borders surrounding. A further timber outbuilding with a further paved terrace adjacent is tucked away in a quiet corner of the plot behind the double garage.

**Additional Information:**

The Heathfield Residents Association is responsible for the upkeep and maintenance of the road. Each property contributes £52 per annum currently.

**Tenure**

Freehold

**Local Authority**

North Herts District Council:  
Band G - £3,042.27 payable  
2019/2020

**Viewing**

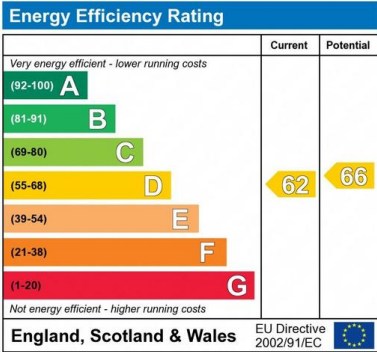
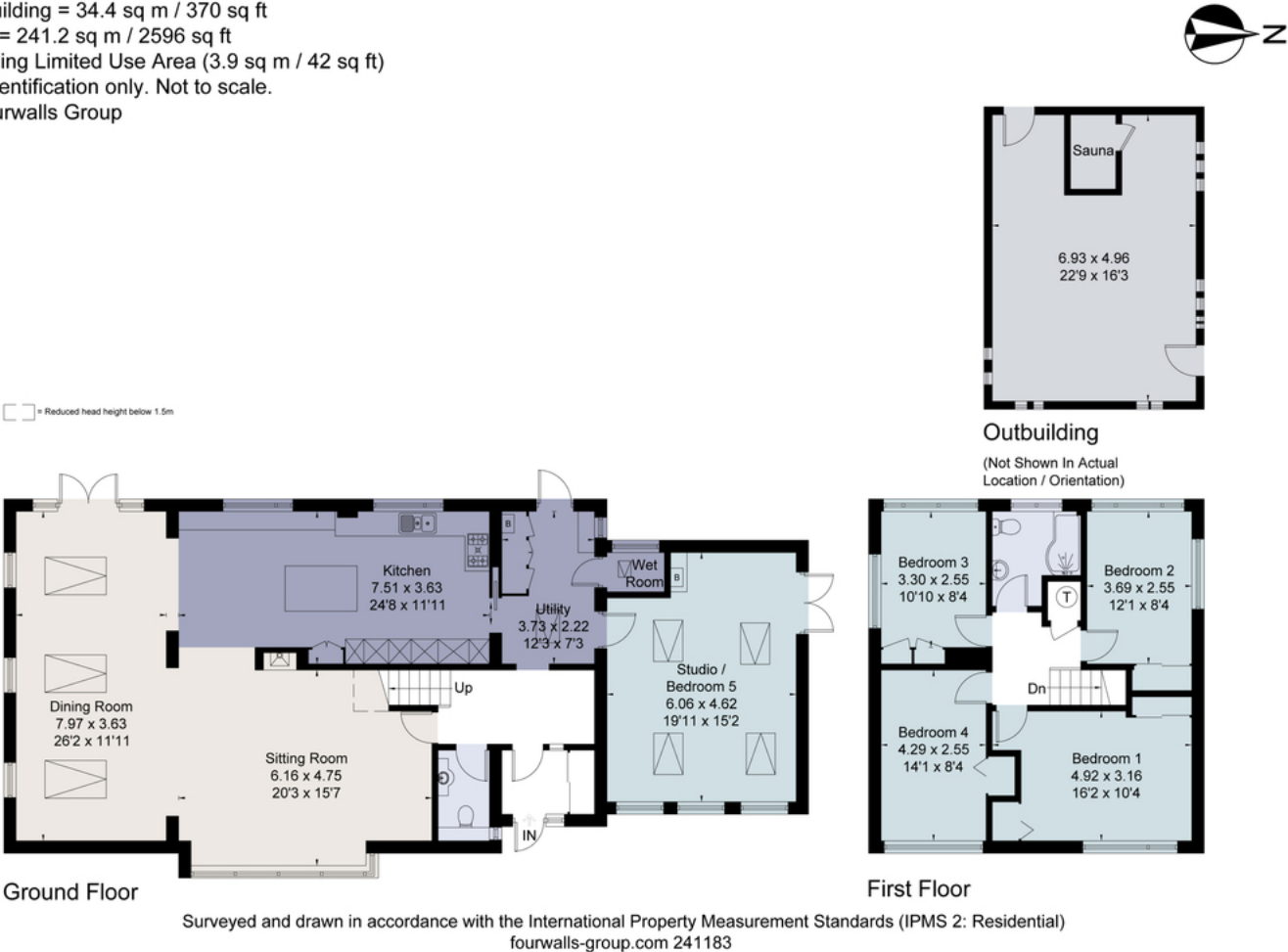
Strictly by appointment with  
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Approximate Area = 206.8 sq m / 2226 sq ft  
Outbuilding = 34.4 sq m / 370 sq ft  
Total = 241.2 sq m / 2596 sq ft  
Including Limited Use Area (3.9 sq m / 42 sq ft)  
For identification only. Not to scale.  
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