





Priory Close
Royston, Hertfordshire

A detached 3/4 bedroom property with garden annexe and office located in a highly-convenient area


An attractive double-fronted family home with generous reception accommodation and a sizeable outbuilding incorporating a one bedroom annexe and garden office. It is in a sought-after no through road in a desirable market town, well served with shopping, service, schooling and leisure amenities and enjoying excellent communications links.




4 RECEPTION ROOMS




3/4 BEDROOMS




4 BATHROOMS




SINGLE GARAGE




GARDEN




FREEHOLD



TOWN LOCATION



3,753 SQ FT



GUIDE PRICE £1,200,000



The property

Dating from the 1940s, 11 Priory Close is a detached, double-fronted family home offering almost 2,400 sq ft of light-filled, flexible accommodation arranged over two floors.

Designed to provide a generously proportioned and practical living and entertaining environment, the interior features a wealth of engineered wooden flooring throughout the reception areas. The accommodation flows from welcoming reception and inner halls, which include a spacious study area, a contemporary cloakroom, useful storage, and a fitted utility room. A large, high-ceilinged, rear-aspect sitting room features exposed wooden flooring, a striking exposed brick fireplace, full-height glazing, and patio doors opening onto the rear terrace. There is also a well-proportioned study which can also be used as a 4th bedroom, and a front-aspect kitchen fitted with a range of contemporary wooden wall and base units, including a breakfast bar, complementary work surfaces and splashbacks, integrated modern appliances, a boiling water tap and an internal window

overlooking the sun room. An archway opens into an extensive dining room with bi-fold doors leading to a 28ft sun room and a vaulted, glazed garden room area with full-height glazing. French doors open from both the sun room and garden room onto a raised decked rear balcony, with additional French doors from the garden room providing access to a rear terrace.

On the first floor the property provides a spacious rear aspect principal bedroom with fitted storage and a modern en suite bathroom, two further double bedrooms and a family shower room. All of the upstairs windows are triple glazed and were fitted a only a year ago.

This property has previously had planning permission granted to extend the first floor and create an additional two bedrooms. Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Outside

Set behind low-level walling topped with mature hedging and offering plenty of kerb appeal, the property is approached via a tarmac driveway providing private parking for several vehicles and access to the integral garage. The generous, well-maintained enclosed rear garden is laid mainly to level lawn, bordered by well-stocked flower and shrub beds and interspersed with mature trees. It features numerous seating areas, a raised decked balcony, and both paved and decked terrace areas—ideal for entertaining and al fresco dining. A standout feature is the extensive L-shaped timber outbuilding (approximately 1,383 sq ft), which incorporates a spacious dual-aspect office with en suite shower room, a large vaulted workshop with three sets of patio doors to the rear, and an annexe comprising sitting and sun rooms (the latter with three sets of patio doors to a private, hedge-screened paved terrace), a kitchenette, and a double bedroom with en suite bathroom

Location

Royston, located in Hertfordshire near the Cambridgeshire border, is a well-connected market town popular with commuters and families. It offers a good range of amenities, including independent shops, supermarkets, pubs, cafés, a leisure centre, and several parks—most notably Therfield Heath. The town has good schools, a library, and healthcare facilities. Royston station provides fast rail links to London King's Cross (approx. 40 minutes) and Cambridge (20 minutes), while the A10 and A505 offer easy access to the A1(M), M11, and nearby airports such as Luton and Stansted. Larger towns such as Letchworth Garden City are also accessible for a broader range of amenities and fast rail links to London.



Distances

- Therfield 3 miles
- Barley 4 miles
- Bassingbourn 6 miles
- Baldock 9 miles
- Letchworth Garden City 10 miles
- Haslingfield 11 miles
- Cambridge 16 miles

Nearby Stations

- Royston

Key Locations

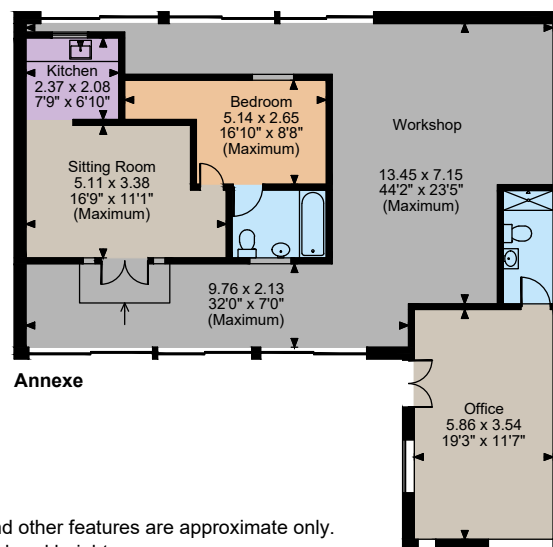
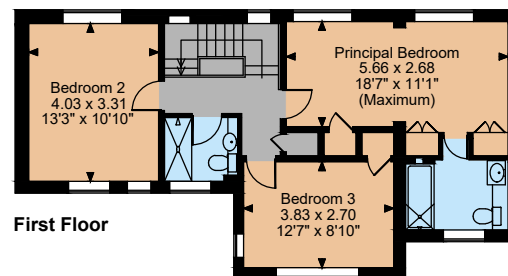
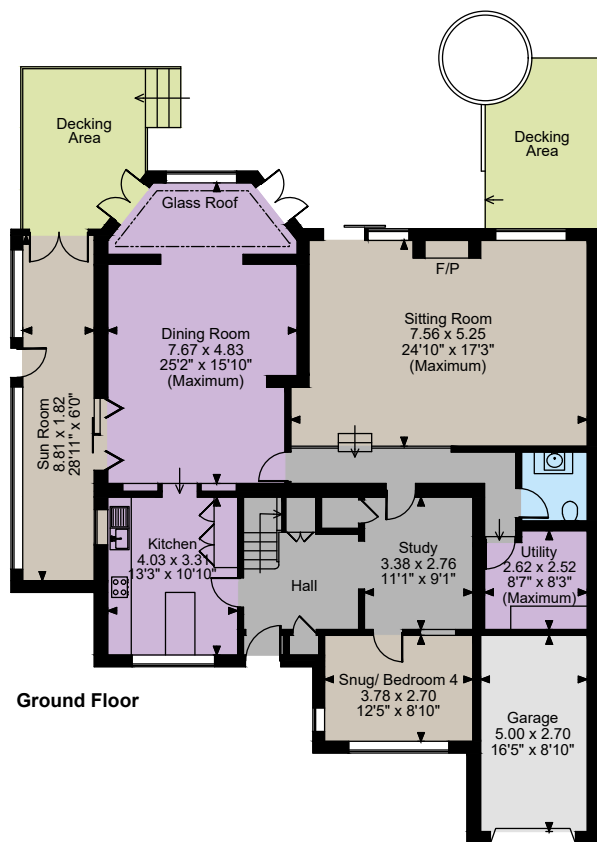
- Royston Museum
- Imperial War Museum Duxford
- Fitzwilliam Museum, Cambridge
- Scott Polar Research Institute, Cambridge
- Hedingham Castle
- Wimpole Estate (Wimpole Hall)
- Audley End House and Gardens
- Shepreth Wildlife Park

- Anglesey Abbey and Gardens
- Cambridge University Botanic Garden

Nearby Schools

- King James Academy
- St Christopher School
- St. Francis' College
- Kingshott School
- St Edmund's College
- Haileybury
- St Margaret's School
- King's College School
- OneSchool Global (Biggleswade)





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

House internal area 2,370 sq ft (220 sq m)

Annexe total area 1,383 sq ft (128 sq m)

For identification purposes only.

Directions

SG8 7DU

what3words: ///chilled.exits.stews - brings you to the driveway

General

Local Authority: North Hertfordshire

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

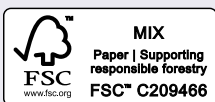
EPC Rating: D

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