

The Thatch Police Row
Royston, SG8 9QE
Guide price £875,000





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As you enter the property, you are greeted by a spacious and light-filled principal reception room, boasting multiple aspects. Above this room, there is a self-contained bedroom accessed via its own private staircase. Continuing through the house, you'll discover a well-appointed kitchen/breakfast room, a convenient guest cloakroom, and a semi open-plan living room, perfect for entertaining. Additionally, a cozy snug/sitting room adorned with a fireplace provides an ideal space for relaxation. Rounding off the ground floor is an additional reception room/ study with an en-suite shower room, offering flexible accommodation options.

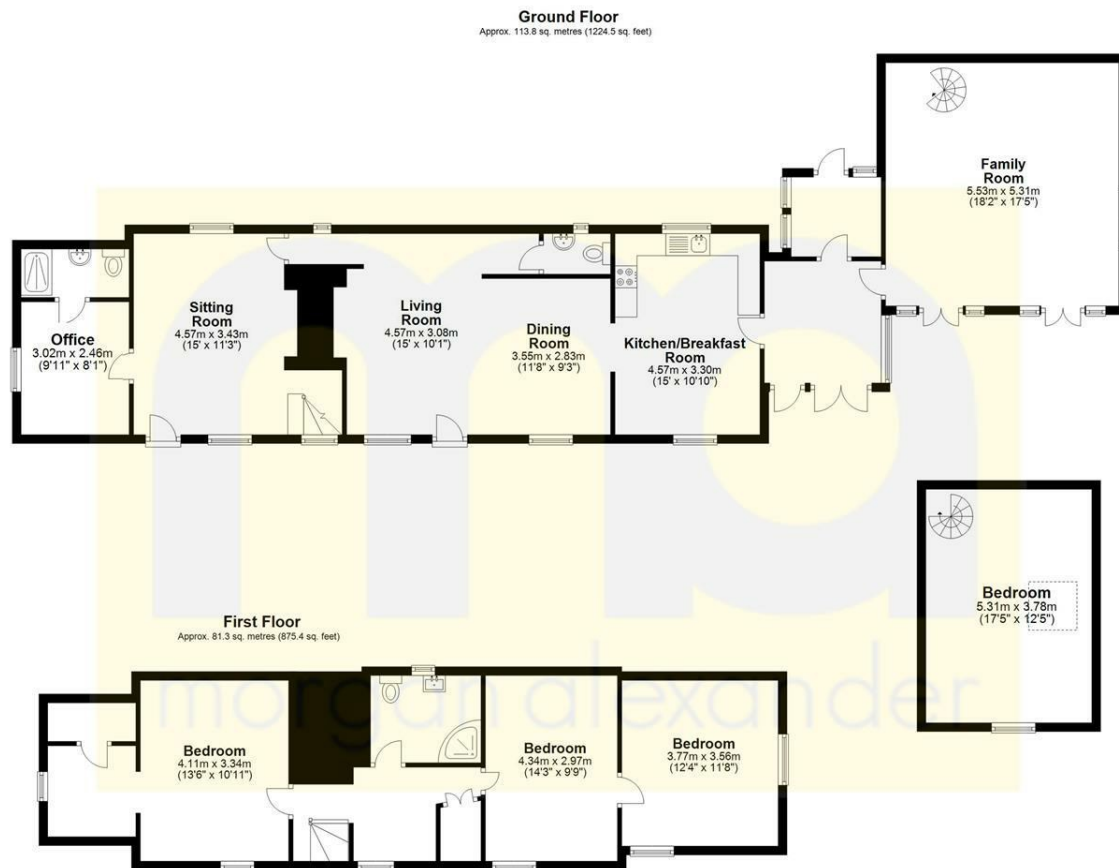
Upstairs, the residence offers three more bedrooms, with two of them interconnected, while the remaining bedroom features an elevated dressing area. These rooms share a modern family bathroom, ensuring comfort and convenience for all residents.

Externally, the property is set back from the road, accessed through an electric gate leading to a parking area with ample space for several vehicles. The expansive rear garden boasts beautifully manicured lawns, creating a parkland-style setting. From this vantage point, you can enjoy picturesque views overlooking the cricket green, providing a tranquil backdrop for outdoor activities.

Ideally located in the popular and picturesque village of Therfield, this home is just a short 3-mile distance from the vibrant market town of Royston, offering an array of shops and restaurants to cater to your needs. The village itself boasts a thriving and close-knit community centered around the village hall, an outstanding primary school rated by Ofsted, and a renowned public house/restaurant, ensuring a fulfilling and social lifestyle.

Close by is Therfield Heath and its accompanying golf course nearby. Furthermore, Buntingford provides additional local amenities, while Royston benefits from a mainline rail station offering easy access to London.





Total area: approx. 195.1 sq. metres (2100.0 sq. feet)

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

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morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk