

**The Thatch Police Row**  
**Royston, SG8 9QE**  
**Guide price £975,000**

**ma**  
morgan alexander





## The Thatch Police Row Royston, SG8 9QE

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.

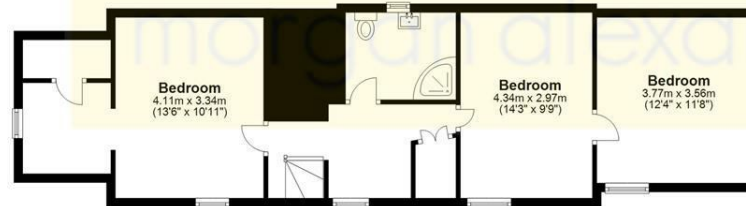




**Ground Floor**  
Approx. 113.6 sq. metres (1224.5 sq. feet)



**First Floor**  
Approx. 81.3 sq. metres (875.4 sq. feet)



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

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

**PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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