



24 Gage Close  
Royston, Hertfordshire, SG8 7BE

**BROWN & CO**



## 24 Gage Close, Royston, Hertfordshire, SG8 7BE

### Key Features:

- 916 sq. Ft.
- Three/ four bedroom semi-detached home
- Well situated for Royston station with direct links to Kings Cross and Cambridge
- Driveway parking
- Easy access to town centre
- Available Feb 2026
- Optional ground floor bedroom
- Well presented accommodation



### SUMMARY

A well presented three/ four bedroom semi-detached family home situated in a sought after central position offering easy access to both the town centre and Royston mainline rail station with direct links to London Kings Cross and Cambridge. The well planned accommodation extends to approximately. 916 sq. ft. arranged over two floors comprising a living room and separate kitchen / dining room, an optional ground floor bedroom with downstairs shower room and three spacious bedrooms on the second floor, with a family bathroom. Furthermore, the property enjoys the added benefit of driveway parking and a fully enclosed rear garden.

The front of the property benefits from direct access from Gage Close and features a gravel parking area with electric car charging point, lawn area and a pathway leading to the entrance door.

The fully enclosed rear garden is mostly laid to lawn with a patio seating area, a selection of shrubs, a storage shed, deck seating area, an outside tap, external power points and gated side access.

### LOCATION

Royston is a market town situated in North Hertfordshire, approximately 15 miles (24 km) south of Cambridge and 42 miles (68 km) north of London. The town benefits from good transport links, with the A10 running north-south through Royston and the A505 providing access to the M11 and A1(M), facilitating regional and national travel. Royston railway station lies on the Cambridge to London King's Cross mainline, offering regular direct services. The fastest journey time to London King's Cross is approximately 37 minutes, while travel to Cambridge takes as little as 14 minutes.

Local amenities include a range of supermarkets, independent retailers, public houses, cafés, healthcare services, and a leisure centre. A traditional outdoor market operates twice weekly. Educational provision includes several primary schools and a secondary academy. Therfield Heath, a large area of chalk grassland on the edge of the town, offers recreational space for walking and sport, and is also a designated Site of Special Scientific Interest.

### ACCOMMODATION

#### Ground floor

##### Entrance hallway

With entrance door, tiled floor, doors to living room, study/ bedroom four and guest cloakroom/ shower room

##### Living room

With window to the front aspect, wood effect flooring, stairs to the first floor, under stairs storage cupboard, glazed double door to

##### Kitchen diner

With windows to the rear aspect, range of base level units, tower unit with chest level microwave and oven, freestanding appliances including American fridge freezer, washing machine and dishwasher, Corian counter with inset sink and a half with drainer grooves and mixer tap over, inset four ring gas hob with chimney style extractor hood over, French doors to the garden

Bedroom four/ study

With window to the front aspect, wood effect flooring

Guest cloakroom/ shower room

With window to the front aspect, low level wc, wall mounted hand wash basin with chrome mixer tap, wet room style shower area, tiled walls, tiled floor

First floor

Landing

With loft access via hatch, large storage cupboard housing boiler, doors to

Bedroom one

With window to the rear aspect

Bedroom two

With window to the rear aspect

Bedroom three

With window to the front aspect

Family bathroom

With window to the front aspect, contemporary suite comprising: low level wc with eco flush, vanity unit with inset basin and chrome mixer tap over and panelled bath with drencher head shower over, wood effect flooring, part tiled walls, chrome heated towel rail

## GENERAL REMARKS AND STIPULATIONS

Rent: £1,600 per calendar month payable in advance.

Type of Let: Unfurnished Assured Shorthold tenancy.

Services: The tenants will be responsible for all services and council tax.

Availability: February 2026

Term of Tenancy: 12 months.

EPC: C

Council Tax Band: C

Local Authority: North Hertfordshire District Council.

Viewings: Strictly by prior appointment through the letting agents Brown&Co.

References are undertaken by an external referencing agency and are subject to a minimum 5 day waiting period. The tenancy will not commence until we have received satisfactory references. Before the tenancy starts payable to Brown&Co:

- Holding Deposit (if required): One week's rent

- Deposit - £2,000 - The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation

During the tenancy payable to Brown & Co:

- Variation of Contract at your request: £50 (inc. VAT) per agreed variation.

- Change of Sharer at your request: £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

- Early Termination at your request: You will be liable to the landlord's costs in reletting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

- Unpaid Rent - payment of interest charged at 3% above the Bank of England Base Rate

- Lost key(s) or other Security Device(s): You are liable to the actual cost of replacing any lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys will be charged to you. If extra costs are incurred there will be a charge to you of £15 per hour (inc. VAT) for time taken replacing lost key(s) or other security devices(s).

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number:

PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

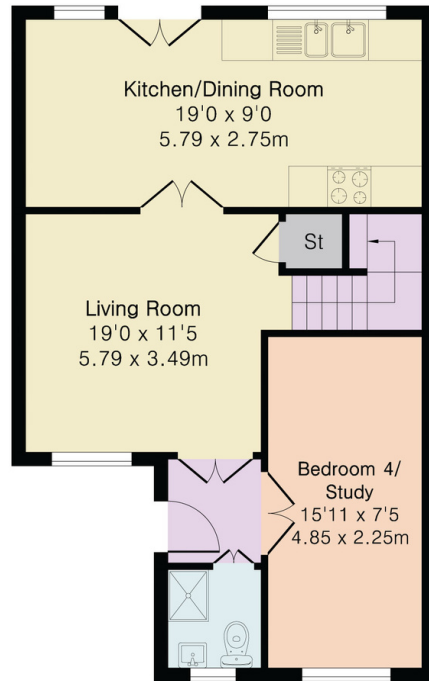




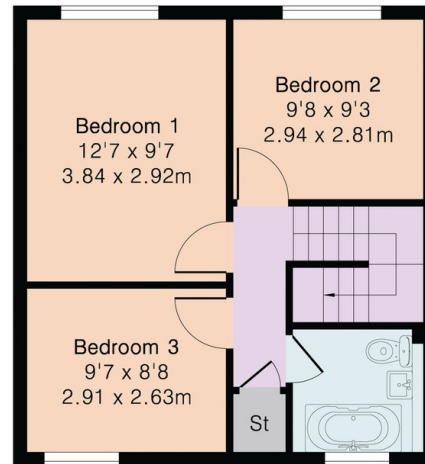
## Approximate Gross Internal Area 916 sq ft - 85 sq m

Ground Floor Area 521 sq ft – 48 sq m

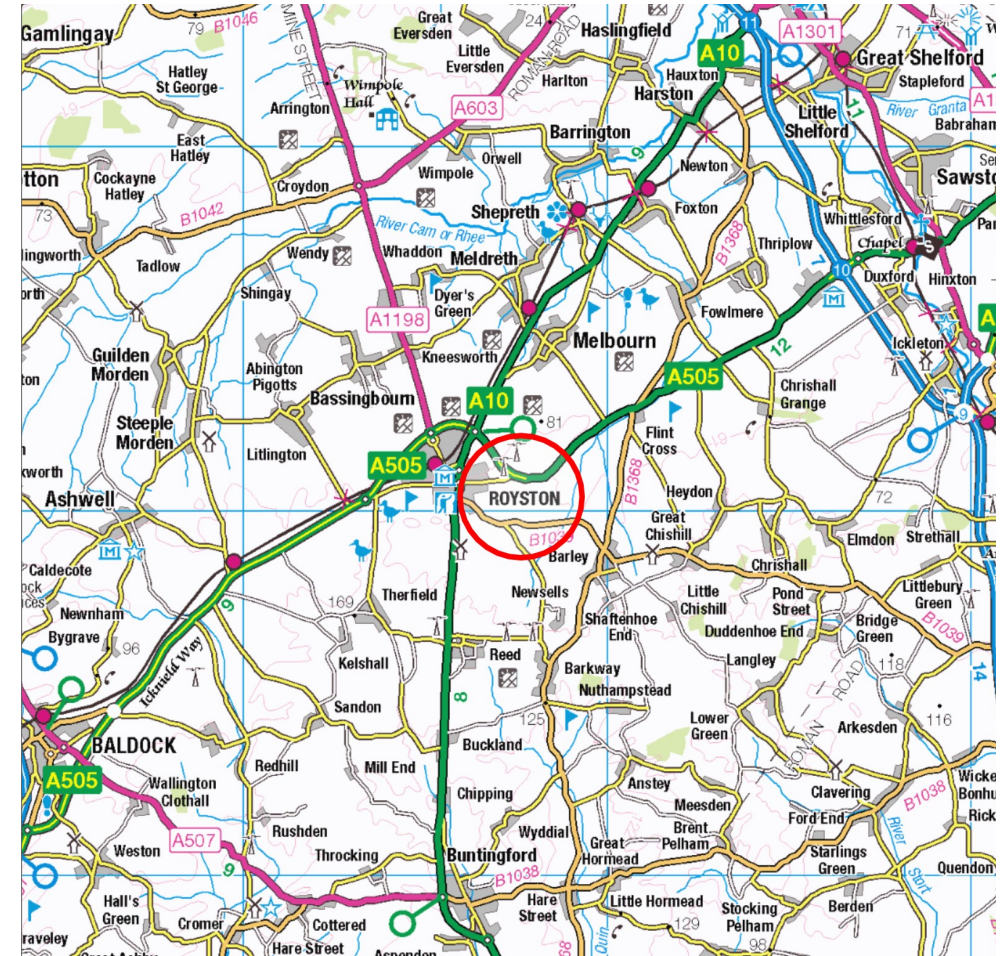
First Floor Area 395 sq ft – 37 sq m



Ground Floor



First Floor



### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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