



Pippin Grove, Royston, Hertfordshire, SG8 5HP

RENT PCM: £1,450 pcm DEPOSIT: £1,670

Unfurnished four bedroom townhouse situated in a convenient location near to the mainline railway station and Royston town centre. One allocated parking space, visitors parking available with a visitors permit.

AVAILABLE: 26th November 2025

EPC RATING: C

COUNCIL TAX: D

VIEWING NOTES:

RECEPTION HALL: Stairs to first floor landing. Smoke detector. Under stairs storage cupboard. Radiator. Carpet. Coved ceiling. Door to:-

CLOAKROOM: Obscure glazed uPVC double glazed window to front. Low level toilet. Wash hand basin and tiled splashbacks. Mirror. Radiator. Vinyl floor.

LOUNGE: 15' 7" x 9' 10" (4.75m x 3.01m) uPVC double glazed window to rear aspect. Television point. Coved ceiling. Radiator. UPVC French doors to outside.

KITCHEN: 17' x 8' 4" (5.2m x 2.56m) uPVC double glazed window to front. Range of wall and base units with worksurface over. Inset one and half bowl drainer sink unit. Integrated 5 ring gas hob with double electric oven and extractor hood. Integral fridge freezer, washing machine and dishwasher. Partly tiled walls. Radiator. Spotlights and pendant light. Vinyl floor.

ON THE FIRST FLOOR

LANDING: Airing cupboard housing floor mounted boiler serving central heating and domestic hot water, slatted shelves, CO alarm. Stairs to second floor. Carpet. Doors to:

BEDROOM TWO: 11' 1" x 8' 8" (3.4m x 2.65m) uPVC double glazed window to front. Double wardrobe. Radiator. Coved ceiling. Carpet.

BEDROOM THREE: 11' x 8' 8" (3.36m x 2.65m) uPVC window to rear. Double wardrobe. Coved ceiling, Radiator. Carpet.

BEDROOM FOUR: 7' 7" x 6' 7" (2.32m x 2.02m) uPVC window to rear. Storage cupboard. Coved ceiling, Radiator. Carpet.

BATHROOM: Obscure glazed uPVC window to front. White suite comprising panel enclosed bath, mixer taps, shower attachment, fully tiled surround. Pedestal wash hand basin with mixer taps, tiled splashbacks. Low flush toilet. Extractor fan. Shaver point. Chrome heated towel rail. Spot lights. Vinyl floor.

ON THE SECOND FLOOR

LANDING: Radiator. Coved ceiling. Smoke detector. Door to:

MASTER BEDROOM: 11' 1" x 8' 8" (3.4m x 2.65m) uPVC window to front. Double fitted wardrobes with hanging rail and shelves. Radiator. Coved ceiling. Television point. Telephone point. Pendant light. Loft access. Carpet. Door to:

EN-SUITE SHOWER ROOM: Obscure glazed uPVC window to rear. Fully enclosed and fully tiled double shower cubicle, wall mounted shower. Pedestal wash hand basin. Fully tiled surround. Low level toilet. Chrome heated towel rail. Shaver point. Extractor fan. Inset spotlights. Vinyl floor.

OUTSIDE:

FRONT GARDEN Neatly tended garden.

REAR GARDEN: Shingled garden with borders and plants. Fully enclosed rear garden with gated rear access

PARKING: One allocated parking space.

Energy performance rating C. Council tax band D.

Professionals only. No smokers. No pets. No sharers. No students. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

Please note that the tenant is responsible for all utility bills and council tax.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

LOCAL AREA INFORMATION Royston is a historic market town located on the Hertfordshire/Cambridgeshire border, widely regarded as an excellent commuter town thanks to its strong transport links to both Cambridge and London. The town is conveniently situated near the junction of the A505 and A10 roads, offering easy road access across the region. Royston railway station provides direct train services to London King's Cross in approximately 40 minutes and to Cambridge in just 15–20 minutes, making it ideal for professionals, students, and families alike. Within the town, there are town centre car parks, local bus links, and a range of public services.

The area is also rich in history. One of its most unique landmarks is the Royston Cave-a man-made underground chalk chamber beneath the town centre, featuring medieval religious carvings. The origins of the cave remain a mystery, with theories ranging from use by the Knights Templar to a hermit's cell. For outdoor leisure, Therfield Heath offers expansive chalk grassland, walking trails, and scenic views over the town. It's also home to Royston Golf Club. Additionally, the Priory Memorial Gardens, located in the town centre, offer landscaped gardens, a children's play area, and a peaceful place for relaxation.

Royston hosts a twice-weekly market every Wednesday and Saturday at Market Hill, offering a variety of fresh produce, local goods, and artisan stalls. The town features a mix of independent shops, high-street brands, cafés, restaurants, and traditional pubs, contributing to a welcoming and community-focused atmosphere. The town supports an active lifestyle with several local sports clubs, including tennis, hockey, cricket, and rugby.

In terms of education, King James Academy Royston provides a through-school model for students aged 9–16, formed by the merger of previous middle and upper schools. The area also includes a selection of primary and first schools, such as St Mary RC, Icknield Walk First, and others.