



Roan Walk, Royston, Hertfordshire, SG8 9HU

RENT: £1,395 pcm

DEPOSIT: £1,605

AVAILABLE: Available Now

EPC RATING: D **COUNCIL TAX:** D

uPVC front door to:

ENTRANCE HALL: Window to side. Radiator. Coat hooks. Stairs to first floor.

LOUNGE/DINING ROOM: 12' 9" x 24' 07" (3.89m x 7.49m) narrowing to 9' 0" (2.74m) Full height uPVC window to front. Parquet flooring. Radiator.

Fireplace with gas effect fire. Understairs storage cupboard housing boiler. Sliding door to Conservatory and door to:

KITCHEN: 8' 10" x 7' 08" (2.69m x 2.34m) uPVC window to rear. Range of base and wall units with worksurface over. Stainless steel sink with mixer tap. Electric double oven with hob and extractor hood over. Space and plumbing for washing machine. Tiled splashback. Double glazed door to side access leading to garden.

CONSERVATORY: 9' 05" x 10' 09" (2.87m x 3.28m) of uPVC and brick construction. Tiled floor. Double door to rear garden.

ON THE FIRST FLOOR

LANDING: Stairs with wooden handrail. Obscured uPVC window to side. Radiator.

BEDROOM ONE: 13' 01" x 9' 01" (3.99m x 2.77m) uPVC window to rear. Radiator.

BEDROOM TWO: 11' 0" x 9' 01" (3.35m x 2.77m) uPVC window to front. Cupboard housing water cylinder with shelving. Radiator.

BEDROOM THREE: 7' 08" x 6' 05" (2.34m x 1.96m) uPVC window to front. Radiator. Built in cupboard with hanging rail and shelf.

BATHROOM: White suite comprising bath with electric shower over. Shower curtain. Low level toilet. Wash hand basin. Wall mounted mirror cupboard. Chrome heated towel rail. Fully tiled walls. uPVC obscured window to rear.

OUTSIDE:

FRONT GARDEN: The front garden is laid to lawn with path to front

REAR GARDEN: The rear garden is mainly laid to lawn enclosed by fencing. Patio area. Shed. Rear gate and path leading to garage en bloc.

GARAGE: Garage en-bloc with up and over door.

ADENTS NOTES: Professionals only. No smokers. No pets. No sharers. No students. Government benefits considered on application and subject to a guarantor. 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.