



Brook Road

+44 (0) 1223 508050

[Lettings@cookecurtis.co.uk](mailto:Lettings@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

A modern three bedroom house, with a barn style design finished to a high standard throughout. Ideally located for access to the M11, A10 along with Royston and Foxton train stations.

£2,100 pcm

Brook Road, Royston, SG8  
7RG



As you enter the property there is a welcoming entrance hall, with coat hooks and large built in storage cupboard. There is an attractive ground floor bathroom comprising of a WC, wash basin and bath, with wall mounted chrome heated towel rail.

There are three double bedrooms, split between the ground and first floor. Also on the first floor, is the shower room with shower cubicle and a wall mounted chrome heated towel rail.

The living space has a double height ceiling and large bi-folding doors. There is a window to the rear with superb views of the fields. The living space is open plan and has a contemporary kitchen, it is fitted with a range of eye level and base units with integrated double oven, electric hob and stainless steel extractor fan canopy over. There is also an integrated washing machine and free standing fridge/freezer along with an integrated dishwasher.



Throughout the property there is double glazed windows. Underfloor heating powers the ground floor and there is oil fired radiators upstairs. The entrance hall and living room have the added advantage of easy to keep 'Karndean' flooring.

Externally, there is a fenced garden area and every aspect looks immediately onto open fields.

To the front there is allocated car parking for two cars.

Available Now. Video tour available.





139sqm / 1501sqft

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3 bed, 2 bath, 1 recep

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EPC - C / 71

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Council tax band - E

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Underfloor and oil heating

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Off road parking

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Enclosed garden

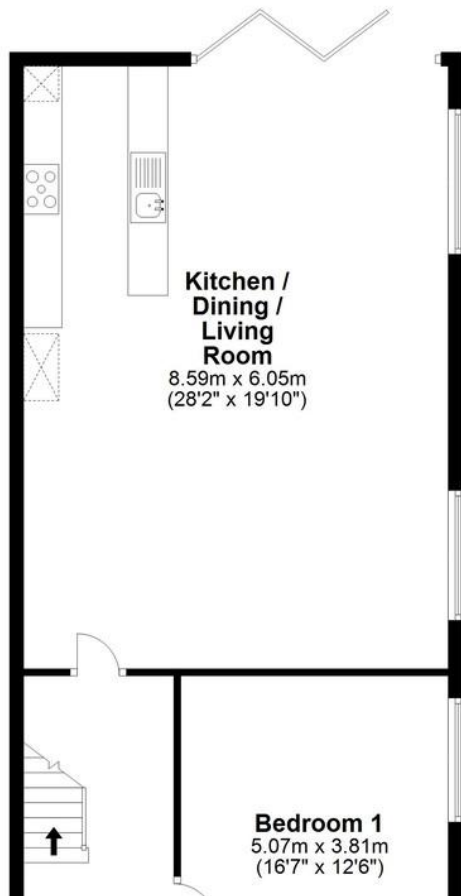
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Available November 2025

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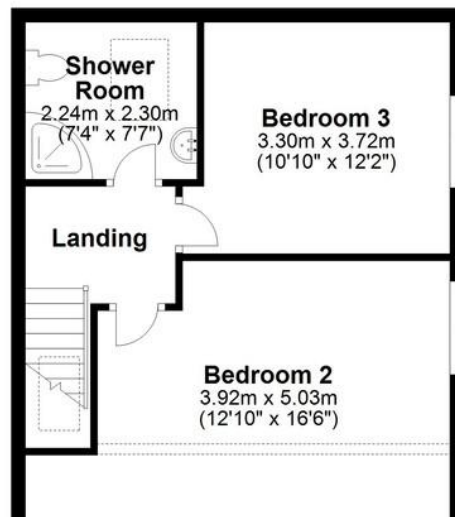
## Ground Floor

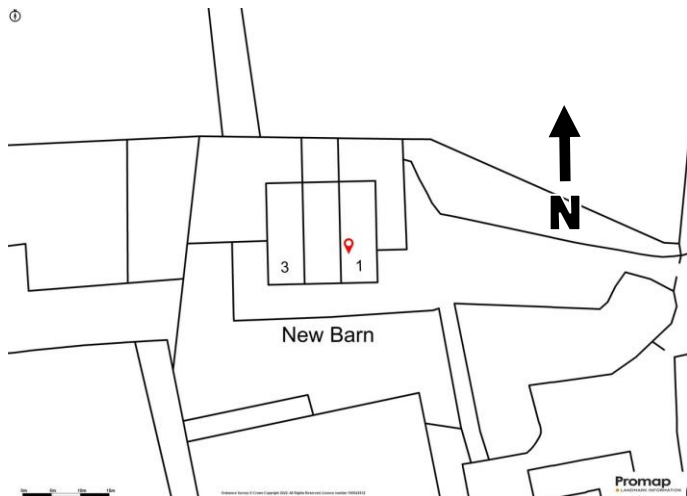
Approx. 96.2 sq. metres (1035.5 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)





Thriplow is a traditional village about 6 miles south west of the city boundary with excellent road access by either the A10 or A505. Junction 10 of the M11 is less than 4 miles away. For the London commuter, there are stations at Foxton (3 miles) or Royston (6 miles), which has an under 40 minutes service to King's Cross. The village has its own primary school, playgroup, popular historic pub restaurant, church and village hall with neighbouring playing fields. It is well known locally for its annual daffodil show. The surrounding villages have excellent further facilities including lots of day-to-day shops and a secondary school in Melbourn (3 miles), a wildlife park in Shepreth (2 miles), a golf club at Heydon Grange (2 miles) and the Imperial War Museum at Duxford (3.5 miles).

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