



Orchard Road, Royston, Herts, SG8 5HA

RENT: £1,025 pcm
DEPOSIT: £1,180
AVAILABLE: 1st December 2026
EPC RATING: B
COUNCIL TAX: B

VIEWING NOTES:

ENTRANCE HALLWAY: Entry system. Smoke detector. Radiator. Wood effect flooring.

OPEN PLAN KITCHEN/LOUNGE/DINER 18' 0" x 17' 3" (5.49m x 5.26m) uPVC double glazed window to front. Range of wall and base units with work surface over. Stainless steel sink and drainer unit. Tiled splashback. Built in Bosch oven with hob and extractor fan over. Integral Bosch dishwasher. Integral Bosch under counter fridge freezer. Built in cupboard housing Bosch washer/dryer. Smoke detector. Spotlights. Double radiator. Television point. Telephone point. Wood effect flooring. Curtain pole and curtains.

BEDROOM: 17' 12" x 12' 5" (5.48m x 3.78m) uPVC double glazed window to rear. Built in double wardrobes and chest of drawers. Television point. Telephone point. Spotlights. Double radiator. Curtain pole and curtains. Carpet.

BATHROOM: White suite comprising wall mounted sink with mixer tap. Wall mounted toilet. Enclosed double shower cubicle with Mira shower over. White heated towel rail. Mirror with light over. Extractor fan. Vinyl flooring.

OUTSIDE: One allocated parking space.

Energy performance rating B. Council tax band B.

No students, professionals accepted, and government benefits considered on application and subject to a guarantor. Smoking not permitted.

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.