



Church Lane, Royston, Herts, SG8 9LG

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: 28th February 2026

EPC RATING: D

COUNCIL TAX: B

VIEWING NOTES:

Front door to:

ENTRANCE HALLWAY: Spacious entrance hallway. Wooden double glazed windows to front. Double electric heater. Built in cupboard with shelving housing water cylinder and Hotpoint washer/dryer. Spotlights. Smoke detector. Wood effect flooring.

OPEN PLAN KITCHEN/DINER/LOUNGE: 21' 11" x 10' 8" (6.68m x 3.25m) Wooden double glazed bay window to front. Range of fitted wall and base units with work surfaces over. Stainless steel drainer sink unit. Integrated Bosch electric oven and hob with extractor hood over. Integrated Bosch dishwasher. Under counter fridge. Tiled splashbacks. Double electric heater. Spotlights. Smoke detector. Wood effect flooring. Television point. Part glazed wooden door to rear.

BEDROOM ONE: 14' 11" x 12' 7" (4.54m x 3.83m) Wooden double glazed bay window to front. Electric heaters. Built in double wardrobe with hanging rail. Spotlights. Television point. Smoke detector. Carpet.

EN SUITE: Wooden double glazed window to rear. White suite comprising: enclosed toilet and sink. Fully tiled enclosed shower. Extractor fan. Spotlights. Vinyl flooring.

BEDROOM TWO: 10' 6" x 10' 6" (3.19 x 3.19m) Wooden double glazed windows to rear. Electric heater. Built in wardrobe with hanging rail. Spotlights. Television point. Smoke detector. Carpet.

BATHROOM: Wooden double glazed windows to rear. White suite comprising enclosed toilet and sink. Fully tiled enclosed shower. Extractor fan. Spotlights. Vinyl flooring.

OUTSIDE:

PARKING: One allocated parking space at rear.

Energy performance rating D. Council tax band B.

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.