



Brampton Road, Royston, Hertfordshire, SG8 9TA

RENT: £1,495 pcm

DEPOSIT: £1,725

AVAILABLE: 23rd September 2026

EPC RATING: D

COUNCIL TAX: D

VIEWING NOTES:

ENTRANCE HALLWAY uPVC entrance door to hallway, laminator floor, radiator.

LOUNGE uPVC double glazed window to front. Double radiator, understairs cupboard, ceiling light, laminate floor, part glazed doors to:

KITCHEN/DINER uPVC double glazed windows to rear. A range of fitted wall and base units with work surfaces over. 1 ½ stainless steel drainer sink unit with mixer tap. Built in oven, ceramic hob with extractor hood over, integrated fridge/freezer. Ceiling light, laminate floor, door to rear garden.

MASTER BEDROOM uPVC double glazed window to front. Double room, radiator, pendant light, built in cupboard, laminate floor.

BEDROOM TWO uPVC double glazed window to rear. Double room, radiator, pendant light, built in cupboard, laminate floor.

BEDROOM THREE uPVC Double glazed window to front. Single room, radiator, pendant light, built in cupboard, laminate floor.

BATHROOM uPVC obscure double glazed window to rear. White suite comprising panel enclosed bath with shower over, low level toilet, build in washing hand basin with mixer tap and vanity cupboard under. Part tiled walls, vinyl floor.

OUTSIDE Single garage with driveway for one vehicle.

FRONT GARDEN Mainly laid to lawn with flower borders.

REAR GARDEN Enclosed rear garden mainly laid to lawn with mature trees and scrubs, patio area.

Energy performance rating D. Council tax band D.

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

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.

Pets may be permitted subject to landlord approval. Any request to keep a pet will be considered reasonably and in accordance with legislation.

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

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.