



Elm Walk, Royston, Hertfordshire, SG8 7JL

RENT: £1,350 pcm

DEPOSIT: £1,555

AVAILABLE: Available Now

EPC RATING: D

COUNCIL TAX: C

VIEWING NOTES:

Unfurnished mid terrace three-bedroom family home benefits front and rears gardens. On road parking.

LIVING ROOM uPVC double glazed windows to front, feature electric fire, pendant light, radiator, built in under stairs storage cupboard, laminate flooring.

DINING ROOM Open plan dining room on to kitchen. Double radiator, pendant light, laminate flooring.

KITCHEN uPVC double glazed windows to rear and side elevations and door to garden. A range of light wood effect wall and base units with laminate worktops over. Stainless steel sink drainer unit with mixer tap. Space for washing machine and undercounter appliances. Built in oven, hob and extractor hood, vinyl flooring.

BATHROOM uPVC obscure double glazed window to rear. White suite comprising panel enclosed bath with shower over, low level toilet, pedestal wash hand basin, chrome heated towel rail, part tiled walls, vinyl flooring.

MASTER BEDROOM uPVC double glazed windows to front, two built in cupboards, pendant light, double radiator, carpet.

BEDROOM TWO uPVC double glazed windows to rear, pendant light, radiator, carpet.

THREE BEDROOM uPVC double glazed windows to rear, pendant light, radiator, carpet.

OUTSIDE

FRONT GARDEN Pathway to front door, laid to lawn and enclosed with hedges, gate for rear access.

REAR GARDEN Enclosed rear garden laid to lawn, with slate seating area outside the kitchen, two outside plastic storage units.

Energy performance rating D. Council tax band C.

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

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.

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.