



Roan Walk, Royston, Herts, SG8 9HT

RENT: £1,450 pcm

DEPOSIT: £1,670

AVAILABLE: 4th November 2026

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

Unfurnished three bedroom semi-detached house situated on the popular Ridings development. En bloc garage, on road parking.

ENTRANCE HALL: Laminate floor. Centre light fitting. Double radiator. Small cupboard housing meters.

LOUNGE: 13' 9" x 12' 8" (4.18m x 3.86m) uPVC double glazed window to front. Centre light fitting. Curtain pole and curtains. Laminate floor. Decorative fireplace. TV point. Telephone point. Understairs cupboard housing gas fired boiler.

Doors into:

DINING ROOM: uPVC double glazed window to rear. Curtain pole and curtains. Centre light fitting. Laminate floor. Double radiator.

Archway to:

KITCHEN: 8' 11" x 8' 6" (2.71m x 2.6m) uPVC double glazed window to rear. Blind. Vinyl flooring. Three spotlights. Range of wall and base units. Black work surface. Electric cooker. New gas hob. Extractor hood. Washing Machine. Door to rear garden.

STAIRS AND LANDING: Handrail and banister. Smoke detector. Centre light fitting.

BEDROOM 1: 11' x 11' 10" (3.61m x 3.36m). uPVC double glazed window to front. Curtain pole and curtains. Carpet. Built in cupboard with shelf and hanging rail. Centre light fitting. Double radiator.

BEDROOM 2: 10' 11" x 8' 11" (3.34m x 2.72m). uPVC double glazed window to rear. Curtain pole and curtains. Carpet. Built in cupboard with hanging rail and shelf. Double radiator.

BEDROOM 3: 7' 10" x 6' 6" (2.38m x 1.97m). uPVC double glazed window to front. Curtain pole and curtains. Carpet. Small built in cupboard with shelves. .

BATHROOM; 6' 5" x 5' 10" (1.96m x 1.77m). uPVC double glazed window to rear. Panel enclosed bath with power shower over. Pedestal wash hand basin. Low level toilet. Centre light fitting. Extractor fan. Vinyl flooring.

Energy performance rating C. Council tax band C.

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.

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

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.