



18 Swift Close, Royston, Hertfordshire, SG8 5TA

RENT PCM: £1,375 pcm DEPOSIT: £1,585

A well presented three bedroom end of terrace family home modernised to a good standard throughout and includes front and rear gardens, off road parking and a garage - unfurnished

AVAILABLE: Available Now **EPC RATING:** C **COUNCIL TAX:** C

ENTRANCE DOOR: uPVC entrance door to open plan living/dining area.

OPEN PLAN LIVING//DINING AREA: uPVC glazed windows to front with matching French doors to the rear overlooking the garden. Dual aspect glazing allows for natural light and modern wood effect laminate flooring throughout.

KITCHEN: Modern fitted kitchen with uPVC window to rear. A range of grey wall and base units with worktops over. Stainless steel sink drainer unit with mixer tap. Freestanding oven with extractor fan over. Washing machine, fridge/freezer, dishwasher. Part tiled walls, laminate flooring.

STAIRS & LANDING: Built in cupboard housing boiler, carpet, smoke detector.

BEDROOM ONE: uPVC glazed window to front, double radiator, wall lights, door to bedroom three, laminate flooring.

BEDROOM TWO: uPVC glazed window to rear, double radiator, pendant light, laminate flooring.

BEDROOM THREE: uPVC glazed window to front, single radiator, pendant light, door to bedroom one, laminate flooring.

BATHROOM: uPVC obscure window to rear. White suite comprising panel enclosed bath with shower over and concertina shower screen. Built in low level toilet. Built in wash hand basin with vanity unit with drawers under. Black heated towel rail, fully tiled walls, vinyl flooring.

FRONT GARDEN: Hardstanding driveway for one vehicle, grass area and border. Side gate for rear access.

REAR GARDEN: Enclosed rear garden with patio and decking areas, mainly laid to lawn. Shed, outside tap, outside sockets, side gate for front access.

GARAGE: Single garage en-bloc.

AGENTS NOTES: 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. 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. SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

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.