



Willowside Way

SG8 5EN

abode



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Abode are delighted to offer this 3 bedroom home for rent in the historic market town of Royston. The property consists of a recently renovated open plan kitchen/dining room, with French doors opening onto the patio, a generous lounge, a home office, and a separate utility area, upstairs we have two double bedrooms and a single bedroom, as well as a recently renovated bathroom. The property is well situated a short walk to Royston mainline train station with Kings Cross reachable in 38 minutes and Cambridge in 13 minutes. Royston further benefits from a host of Good and Outstanding Ofsted rated schools, and is well served by a variety of local Restaurant and leisure facilities. Viewing highly recommended by prior appointment only.

About Royston

Royston is a charming market town situated in the heart of Hertfordshire, a county known for its natural beauty, rich history, and vibrant cultural scene. With a population of around 16,000, Royston is a small but bustling community that offers the perfect blend of countryside tranquillity and urban convenience.

One of the most striking features of Royston is its beautiful architecture. The town's historic buildings are a testament to its rich heritage, dating back to the Roman

Entrance Hall: 0.97m (3'3") x 5.52m (18'2")

Bedroom 3: 1.95m (6'5") x 2.18m (7'2")

With Double Glazed window to front aspect.

WC: 0.80m (2'8") x 1.68m (5'7")

With Basin, frosted double glazed window to side aspect

Bathroom: 1.58m (5'3") x 1.92m (6'4")

A three piece suite comprising of bath with shower above, WC and basin.

Lounge: 3.52m (11'7") x 3.77m (12'5")

A light room, with double glazed window to front aspect of the grass common.

Kitchen/Dining Room: 5.53m (18'2") x 3.70m (12'2")

A Recently renovated open plan kitchen and dining area, with island, including USB charging points, integrated fridge freezer and electric hobs and oven.

Utility Room: 1.55m (5'2") x 1.49m (4'11")

With plumbing for washing machine and drier.

Office: 1.64m (5'5") x 2.43m (8'0")

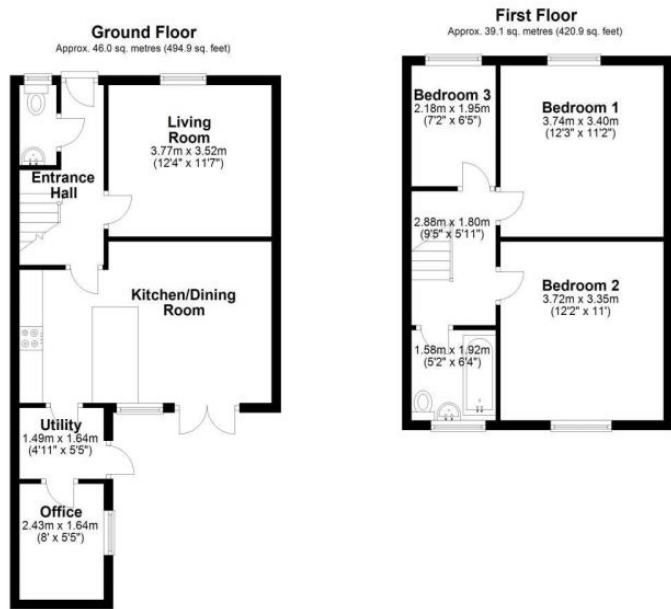
With window to garden aspect.

Bedroom 1: 3.77m (12'5") x 3.52m (11'7")

With Double glazed window to front aspect.

Bedroom 2: 3.72m (12'3") x 3.35m (11'0")

With Double glazed window to rear aspect.



Total area: approx. 85.1 sq. metres (915.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	