

**HUNTERS**<sup>®</sup>

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15 Binyon Way, Royston, SG8 5FS

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Asking Price £425,000

Modern detached family home which is situated at the end of this no through road and was constructed in 2016. The property immaculately presented throughout. This family home has been completed to an excellent standard throughout and spacious accommodation comprises lounge, kitchen/diner, ground w.c., three bedrooms, en-suite to master and family bathroom.

The property further benefits from double glazing throughout, gas radiator heating, solar panels, ample storage including fully boarded loft, enclosed rear garden and parking for two vehicles with further visitor bays available.

- Detached family home.
- Dual aspect kitchen / dining room.
- Bedroom One with En Suite
- Family Bathroom.
- Drive with two off road parking spaces.
- Dual aspect lounge.
- Downstairs cloak room.
- Two further bedrooms.
- Enclosed rear garden.



## Ground Floor

### Entrance

Double width storm canopy over half glazed door to front with carriage lamp to side.

### Entrance Hall

Wood effect flooring, radiator, stairs to first floor, large under stairs storage cupboard.

### Cloak Room

Obscured double glazed window to front, fitted with w.c. and wash hand basin, radiator.

### Kitchen Dining Room

17' 0" x 10' 7" (5.18m x 3.23m) Double glazed window and door to rear, double glazed window to front, fitted with a range of wall and base units with work surfaces over housing a one and a half sink and drainer unit, fitted oven with 5 ring gas hob and extractor hood over, integrated appliances including dishwasher, fridge/freezer and washer/dryer, cupboard housing wall mounted gas fired boiler, radiator, down lighting.

### Lounge

17' 0" x 10' 7" (5.18m x 3.23m) Dual aspect room with double glazed windows to front and rear, two radiators, wood effect flooring, space saving sliding door to entrance hall.

## First Floor

### Landing

Double glazed window to rear, airing cupboard housing hot water cylinder, loft hatch access with pull down ladder leading to spacious boarded loft.

### Bedroom One

12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window to rear, radiator.

### En Suite

Obscured double glazed window to front, fitted with a three piece suite comprising shower enclosure, wash hand basin and w.c., heated towel rail, down lighting, tiled walls and flooring.

### Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to front, built in wardrobe, radiator.

### Bedroom Three

10' 3" x 7' 3" (3.12m x 2.21m) Double glazed window to rear, radiator.

### Family Bathroom

Obscured double glazed window to front, fitted with a three piece suite comprising bath with shower over, wash hand basin and w.c., heated towel rail, down lighting, tiled walls and flooring.

## Outside

### Parking

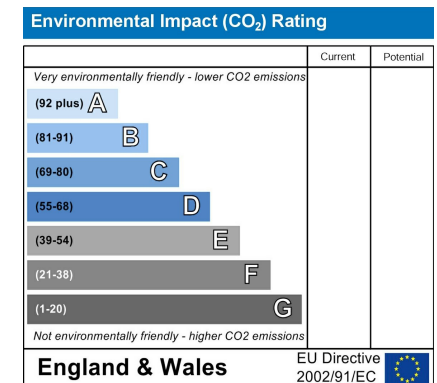
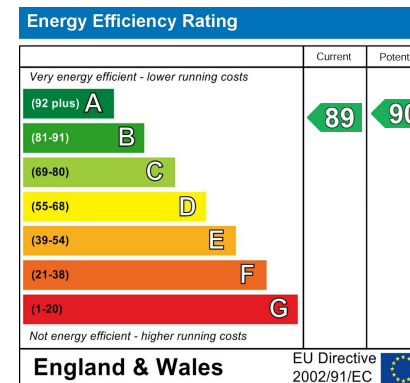
To the front there are two allocated parking spaces with further visitor bays available.

### Rear Garden

Enclosed rear garden with high brick wall and timber fence borders, side access gate, patio area, area laid to lawn, raised planters.

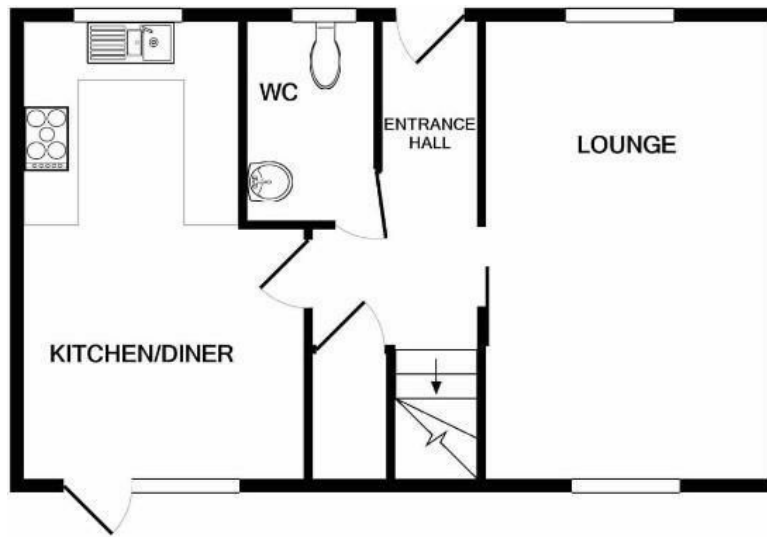
### Agents Note

We have been advised that there is a small maintenance charge for the estate which is approximately £180 per annum.

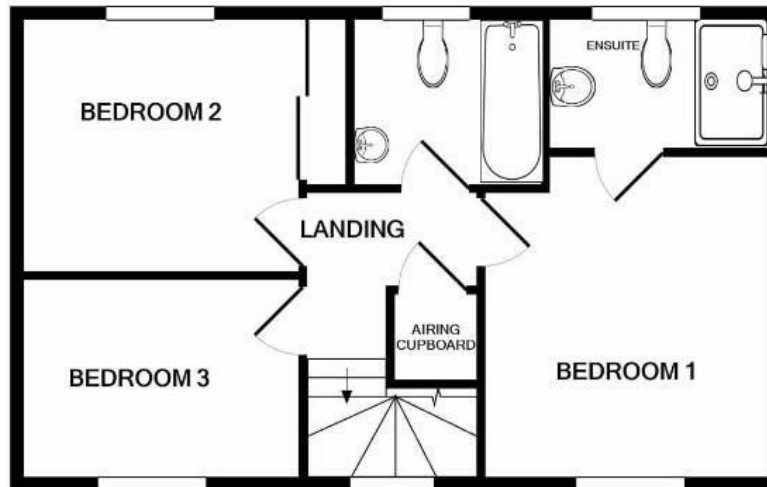


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 467 SQ.FT.  
 (43.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 467 SQ.FT.  
 (43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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