



2 Binyon Way, Royston  
SG8 5FS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 2 Binyon Way

Royston | SG8 5FS

£400,000

- Semi detached home
- Three bedrooms
- Three bathrooms
- Open plan kitchen/diner
- En-suite to master
- Arranged over three floors
- Solar panels
- Walking distance to Train Station

## The Property

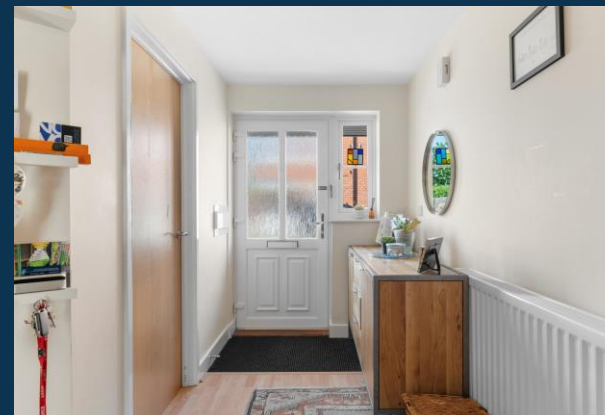
Situated in the sought-after market town of Royston, this beautifully presented three-bedroom semi-detached townhouse offers contemporary living just a short walk from the town centre. Boasting strong kerb appeal, the property features a well-maintained front garden with decorative stone borders, space for potted plants, and secure side access to the rear garden.

## The Accommodation

Upon entry, a spacious hallway with laminate flooring and stylish pendant lighting provides a warm welcome, offering room for furniture and access to the ground floor study, WC, and open-plan living area. To the rear, the modern kitchen/diner is the heart of the home—perfectly suited for families or entertaining. It includes a comprehensive range of fitted units, elegant quartz worktops, gloss-tiled splashbacks, and wood-effect flooring. A full set of integrated appliances—oven, gas hob, extractor, fridge/freezer, and dishwasher—are included. This light-filled space also comfortably accommodates a large dining table and additional furniture, with direct access to the rear garden.

The first floor comprises a generous lounge featuring two front-facing windows, plush carpeting, and flexible room for a range of furnishings. The principal bedroom is also located on this level and benefits from two windows, fitted carpets, and a private en-suite with a bath and overhead shower, WC, wash basin, and heated towel rail.

On the second floor are two further well-proportioned bedrooms, each with integrated storage, and a stylish family bathroom fitted with a bath and shower over, WC, and hand basin.





### Outside

The rear garden is fully enclosed and ideal for outdoor living, with a mix of lawn and patio space for alfresco dining or relaxation. Mature borders and a garden shed add further appeal, and there's plenty of potential to tailor the space to your needs.

Royston offers outstanding connectivity for commuters, travellers, and businesses alike. Conveniently situated along the A10, the town also provides easy access to both the A1(M) and M11, each reachable within approximately 15 minutes by car. For rail commuters, Royston's mainline station delivers direct services to London King's Cross in as little as 38 minutes. International travel is equally accessible, with both London Stansted and London Luton airports just a 30-minute drive away.

**Tenure** —Freehold

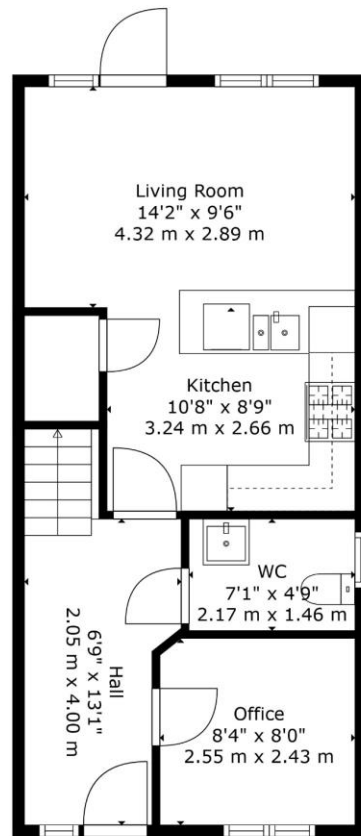
**Property Type** —Semi Detached

**EPC** —B

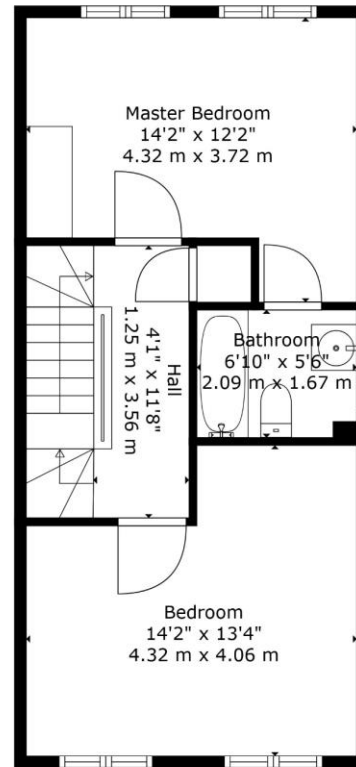
**Council Tax** - E



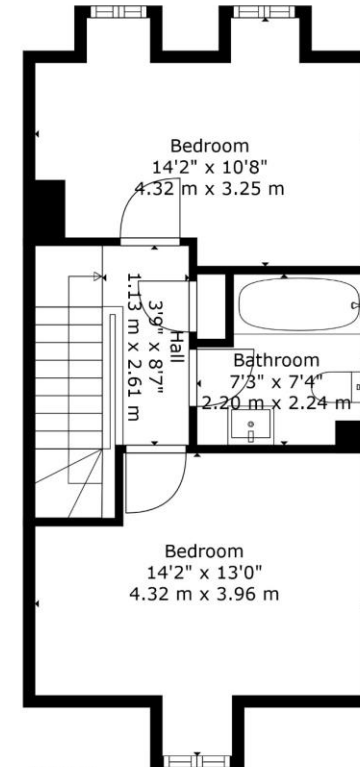




Floor 1



Floor 2



Floor 3



**TOTAL: 1251 sq. ft, 117 m<sup>2</sup>**  
 FLOOR 1: 415 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 449 sq. ft, 42 m<sup>2</sup>, FLOOR 3: 387 sq. ft, 36 m<sup>2</sup>  
 EXCLUDED AREAS: WC: 34 sq. ft, 3 m<sup>2</sup>, LOW CEILING: 15 sq. ft, 0 m<sup>2</sup>



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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