



Binyon Way, Royston, SG8 5FS

welcome to

Binyon Way, Royston

An opportunity to purchase a spacious and well-presented 3 bedroom semi-detached family home with enclosed south facing rear garden and generous off-road parking to the front. Viewing highly recommended.



Door To Entrance Hall

Radiator. Stairs to first floor landing. Doors to:

Cloakroom

Suite comprising low flush WC, wash hand basin, radiator. glazed window to front.

Kitchen

11' 4" x 7' (3.45m x 2.13m)

Comprising built in oven and gas hob with stainless steel extractor hood, generous range of base and wall units, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, space and plumbing for automatic washing machine and dishwasher, integrated fridge freezer, part tiled walls, floor tiling, recess lighting, double glazed window to front.

Lounge/Diner

17' 2" x 16' 1" (5.23m x 4.90m)

Spacious lounge/diner with two radiators, double glazed windows and double glazed double doors to rear garden, built in cupboard.

First Floor Landing

Hatch to loft. Double glazed window to side. Airing cupboard.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Radiator. Double glazed window to front. Door to en-suite.

En-Suite

Suite comprising large fully tiled shower cubicle, low flush WC, wash hand basin, wall and floor tiling, heated towel radiator, recess lighting, glazed window to front.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Radiator. Double glazed window to rear.

Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

Radiator. Double glazed window to rear.

Bathroom

Suite comprising bath with shower attachment over, low flush WC, wash hand basin, heated towel radiator, wall and floor tiling, recess lighting.

Outside

Rear Garden

Enclosed rear garden with paved terrace with steps leading to lawned area with flower beds to borders and fence surround.

Parking

Generous off-road parking to the front of the property. EV charging point installed.

Agents Note

Annual service charge of £326.



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welcome to

Binyon Way, Royston

- Spacious and well-presented semi-detached family home.
- 3 bedrooms with en-suite to master.
- Spacious lounge/diner.
- Fitted kitchen and separate ground floor cloakroom.
- Enclosed south facing rear garden.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110064 - 0003

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