

**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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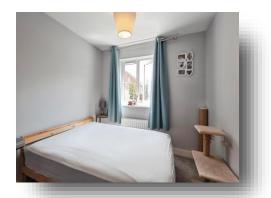
# **Binyon Way, Royston**

- 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

view this property online williamhbrown.co.uk/Property/RYN110064



Property Ref: RYN110064 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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