



Binyon Way, Royston, SG8 5FS

welcome to

Binyon Way, Royston

A spacious and well-presented 4 bedroom mid-terrace family home offering large lounge, open plan kitchen/diner, en-suite to principal bedroom, good sized landscaped rear garden, and parking for 2 cars.



Door To Entrance Hall

Stairs off to first floor landing. Half panelled walls. Radiator. Understair storage cupboard.

Cloakroom/Wc

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

Kitchen/Diner

18' 8" x 12' 10" (5.69m x 3.91m)

Spacious kitchen/diner with the kitchen area comprising of built in oven and gas hob with extractor hood over, 1 1/2 bowl sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in fridge/freezer and appliances, space and plumbing for automatic washing machine, wall and floor tiling, recess lighting.

In the dining area there is a double glazed window to front, radiator, and built in cupboard.

Lounge

19' 8" x 12' 5" (5.99m x 3.78m)

Spacious lounge with built in wall shelving and cupboards to one wall, radiator, double glazed windows and doors to rear.

First Floor Landing

Hatch to loft. Built in cupboards. Airing cupboard.

Bedroom One

14' 5" x 12' 6" (4.39m x 3.81m)

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

En-Suite

Comprising shower cubicle, low flush WC, wash hand basin. wall and floor tiling, and heated towel rail.

Bedroom Two

12' 5" x 11' 3" (3.78m x 3.43m)

Radiator. Double glazed window to front.

Bedroom Three

11' 2" x 7' 1" (3.40m x 2.16m)

Radiator. Double glazed window to rear.

Bedroom Four

10' 5" x 7' (3.17m x 2.13m)

Radiator. Double glazed window to front.

Bathroom

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

Outside

There are solar panels located on the roof of the property.

Rear Garden

To the rear there is a good sized rear landscaped garden with paved patio area leading to lawned area that is predominantly laid to lawn with raised flower beds, wooden shed, fence surround, and gate for rear access.

Parking

There are 2 parking spaces with one at the front and rear of the property.



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welcome to

Binyon Way, Royston

- Spacious and well-presented mid-terrace family home.
- 4 good sized bedrooms with en-suite to principal bedroom.
- Open plan kitchen/diner.
- Spacious lounge.
- Good sized rear garden.

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110301 - 0006

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