



Beechwood Avenue

Melbourn, Royston,
Cambridgeshire, SG8 6BE
OIEO £425,000

country
properties

We are excited to present this charming family home, ideally located near the amenities of the highly sought-after village of Melbourn.

Carefully extended by the current owners, this home offers a spacious and versatile living and dining area that spans the full depth of the property. The room is filled with natural light and overlooks a mature rear garden and inviting patio—perfect for relaxation or entertaining.

With a well-thought-out layout throughout, the property also benefits from the convenience of a downstairs WC and a separate utility space adjacent to the kitchen.

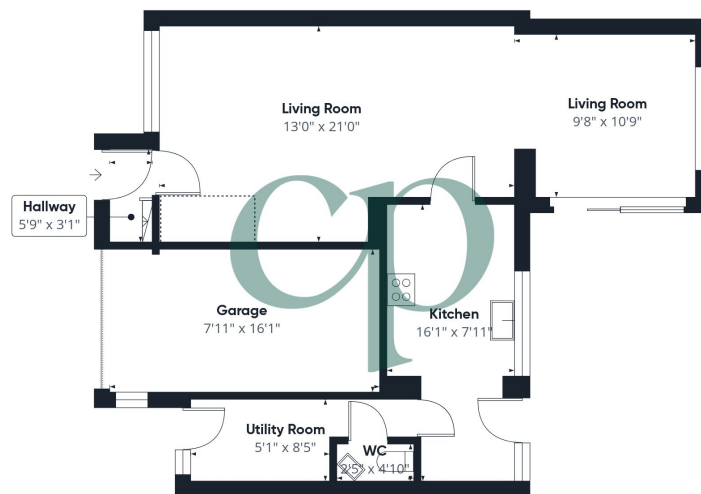
Situated in the heart of the village, this is a property you won't want to miss.

- Four Bedroom Semi-Detached family home
- Extended Ground Floor
- Popular Village Location
- Garage and Driveway
- Separate Utility Room
- Downstairs WC
- Close to Schools and Amenities
- Freehold
- EPC D/68









Floor 0



Floor 1



Approximate total area⁽¹⁾

1089 ft²

Reduced headroom

15 ft²

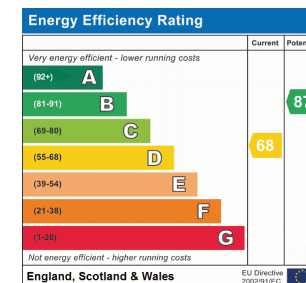
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 and 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

Viewing by appointment only

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