



Binyon Gardens

Stotfold,
SG5 4SY
£400,000

country
properties

Welcome to this immaculately presented three-bedroom home, situated on the popular 'Four Mills' development on the edge of Stotfold. Built by Linden Homes, the ground floor is bright and welcoming, featuring a lounge, kitchen/diner and a convenient downstairs cloakroom. Upstairs, the principal bedroom benefits from its own en-suite shower room, two further bedrooms and a modern family bathroom. Outside, the property offers off-road parking for two vehicles and a generous rear garden.

- Master bedroom with En Suite
- 15ft Kitchen diner
- Driveway providing off-road parking for up to two cars
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Linden home built in 2023
- South west facing rear garden
- Within walking distance of local amenities, schools and countryside walks

INTERNAL

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Radiator. Vinyl flooring. Doors to Cloakroom, Kitchen/ Dining room and Living room.

Cloakroom

Wash hand basin and low level WC. Vinyl flooring. Radiator. Double glazed window to front aspect.

Kitchen/ Dining Room

15' 11" x 9' 2" (4.84m x 2.80m) A range of wall and base units with worksurfaces over with upstands. Inset stainless steel sink and drainer unit with mixer tap over. Integrated oven and gas hob with extractor fan over. Integrated fridge freezer, washing machine, and dishwasher. Cupboard housing a boiler. Vinyl flooring. Radiator. Double glazed window to front aspect.

Living Room

16' 4" x 13' 5" max (4.99m x 4.10m max) Double glazed window to rear aspect and double glazed French patio doors onto rear garden. Fitted carpet. Understairs storage cupboard. Radiator.



FIRST FLOOR

Landing

Double glazed window to side aspect. Fitted carpet. Radiator. Loft hatch. Doors to all bedrooms and bathroom.

Bedroom One

14' 8" x 9' 2" max (4.47m x 2.80m max)
Double glazed window to rear aspect.
Fitted carpet. Radiator. Door to En-suite.

En Suite

Suite comprising pedestal wash hand basin with tiled splashback, low level WC and fully tiled shower cubicle. Vinyl flooring. Radiator.

Bedroom Two

11' 9" max x 9' 2" max (3.58m max x 2.79m max)
Double glazed window to front aspect. Fitted carpet. Radiator.

Bedroom Three

10' 6" max x 7' 1" (3.19m max x 2.15m)
Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom

Bathroom suite comprising pedestal wash hand basin with tiled splashback, low level WC and bath tub with shower over and tiled splashback wall. Radiator. Obscure double glazed window to front aspect.

OUTSIDE

Front Garden

Front garden with grassed lawn area with decorative shrubs. Paved path to front door. Driveway to side with off road parking space for two vehicles. Gated side access to rear garden.

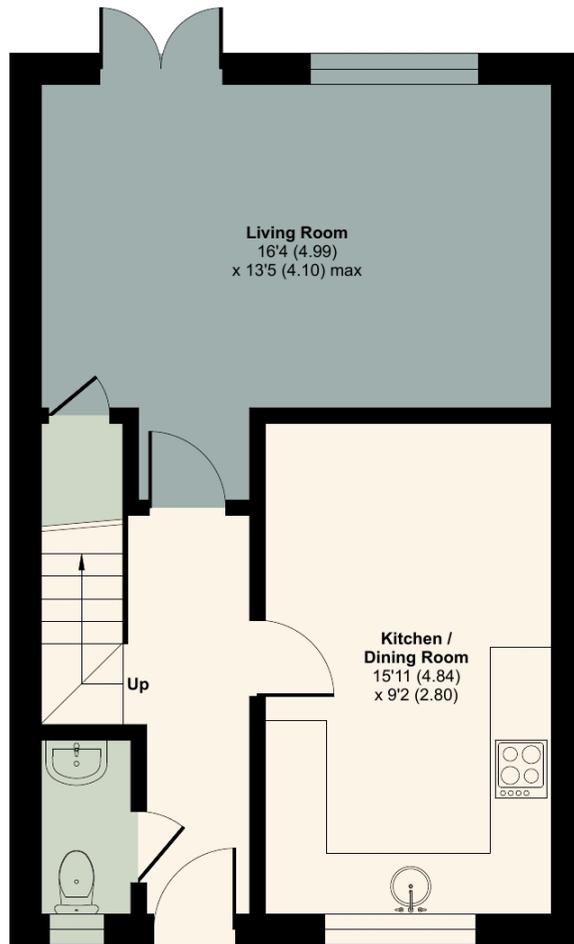
Rear Garden

Rear garden mainly laid to lawn, with paved patio area. Timber garden shed. External water tap. Gated side access.

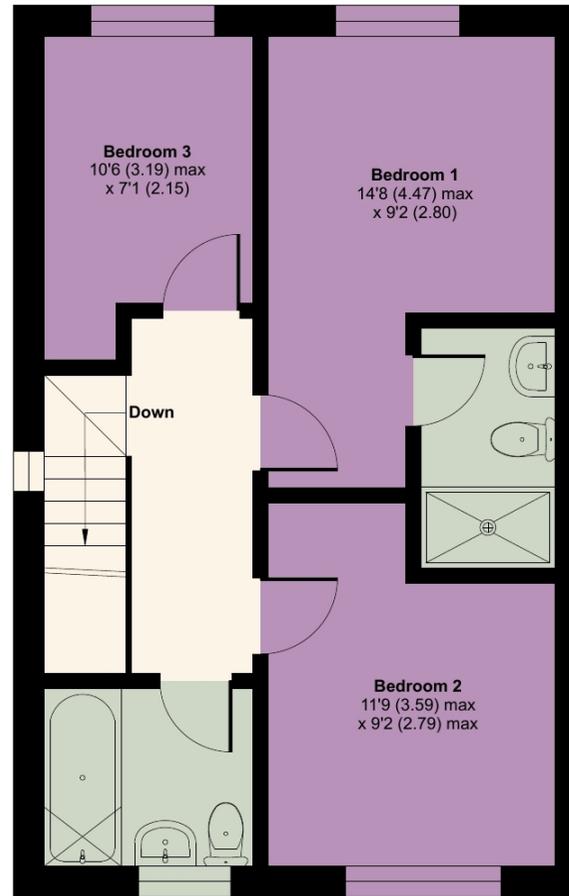


Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1433161



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Viewing by appointment only

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