

Approximate Gross Internal Area
Ground Floor = 41.6 sq m / 448 sq ft
First Floor = 48.0 sq m / 517 sq ft
Garage = 9.2 sq m / 99 sq ft
Total = 98.8 sq m / 1,064 sq ft

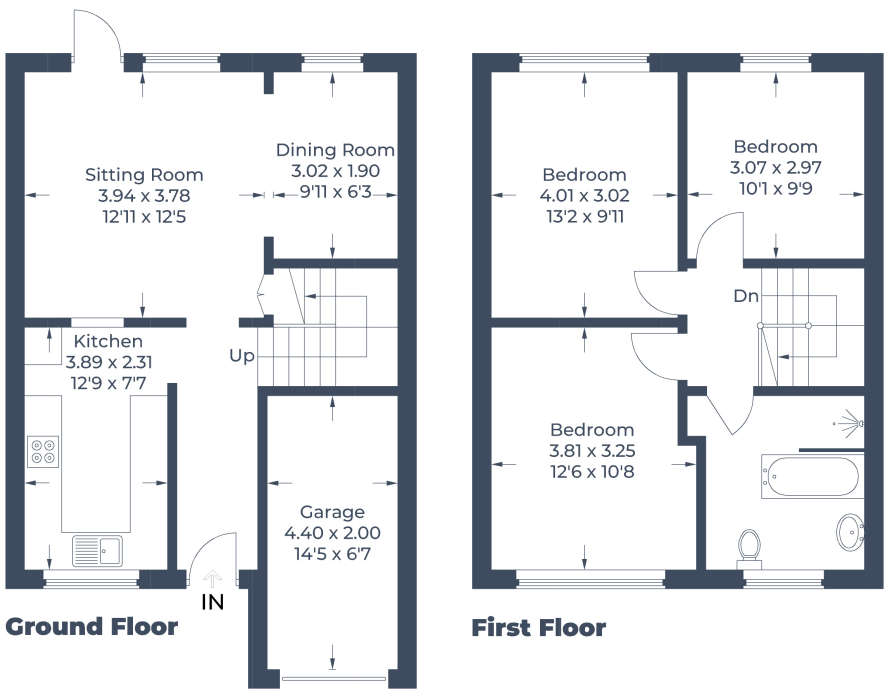


Illustration for identification purposes only,
measurements are approximate, not to scale.
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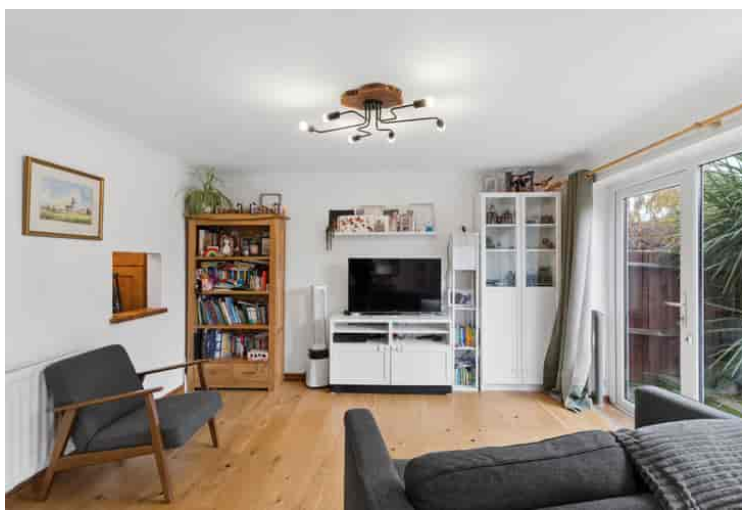
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67 Andrew Road, Eynesbury, St Neots PE19 2QL

Offers in Region of £320,000

- WALKING DISTANCE TO MIDDLEFIELD SCHOOL.
- THREE DOUBLE BEDROOMS.
- NEW EXTERNAL DOORS.
- NEW PVCu DOUBLE GLAZING.
- GAS FIRED RADIATOR CENTRAL HEATING.
- GARAGE.















Introduction

An IMMACULATELY PRESENTED house situated in a popular residential location close to the Middlefield School.

Offering generously proportioned accommodation with a LOUNGE DINING ROOM leading onto the enclosed SOUTH FACING GARDEN and separate fitted KITCHEN on the ground floor.

Upstairs there are THREE DOUBLE BEDROOMS and a large FOUR PIECE BATHROOM.

The current owner has replaced all windows with PVCu double glazing and new external doors. The electrical consumer unit and fuse board have also been renewed.

Within walking distance to Schools, Supermarket and Leisure Centre and around 1.4 miles from St Neots town centre. St Neots Mainline train station is 1.7 miles with a 40 minute service into London Kings Cross & St Pancras.

Ground Floor

Accommodation

Door to

Entrance Hall

coved ceiling, dado rail, slate tiled floor, stairs to the First Floor Landing, radiator

Kitchen

3.80m x 2.20m (12' 6" x 7' 3") comprising Oak fronted base and eye level cupboards, drawer unit, Oak work surfaces, gas and electric cooker points, extractor hood, plumbing for slimline dishwasher, plumbing for washing machine, space for fridge freezer, window the front aspect, radiator

Lounge Dining Room

4.00m x 3.80m (13' 1" x 12' 6") glazed door and full height window to the rear aspect, Oak flooring, coved ceiling, TV point, built in cupboard and bar, arch through to

Dining Area

3.00m x 2.00m (9' 10" x 6' 7") Oak flooring, coved ceiling, window to the rear aspect

First Floor

First Floor Landing

coved ceiling, loft access (loft is insulated and boarded), doors to

Bedroom One

3.80m x 3.20m (12' 6" x 10' 6") window to the front aspect, coved ceiling, radiator

Bedroom Two

4.00m x 3.00m (13' 1" x 9' 10") window to the rear aspect, coved ceiling, radiator

Bedroom Three

3.00m x 2.70m (9' 10" x 8' 10") window to the rear aspect, radiator

Bathroom

fully tiled and comprising bath, shower, W.C, pedestal wash basin, frosted window, towel radiator, coved ceiling with inset spot lighting

OUTSIDE

Garden

a fully enclosed SOUTH FACING rear garden laid mainly to lawn with flower and shrub borders, block paved patio area. There is gated pedestrian access at the end of the Garden

An open garden to the front with a driveway in front of the Garage

Garage

up and over door, power light and gas fired combi boiler