Approximate Gross Internal Area
Ground Floor = 32.6 sq m / 351 sq ft
First Floor = 32.4 sq m / 349 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 77.7 sq m / 837 sq ft
(Including Garage)

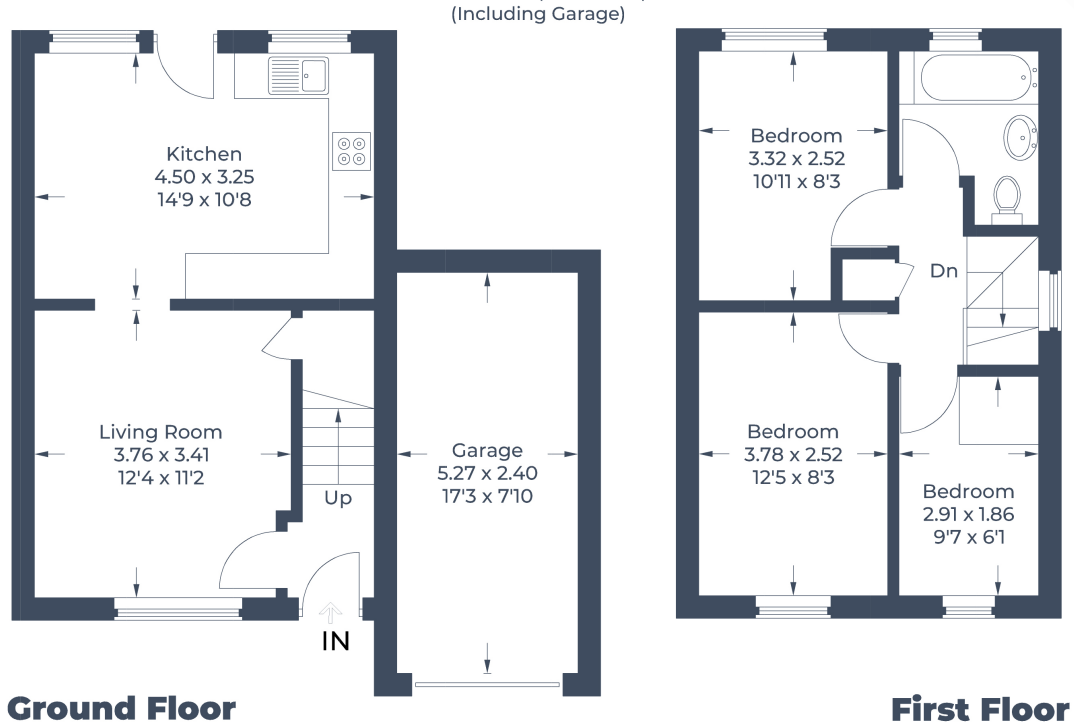

Illustration for identification purposes only,
measurements are approximate, not to scale.
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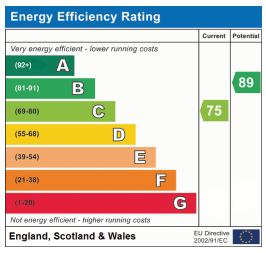

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45h Philip Gardens, Eynesbury, St Neots PE19 2QJ Offers in Excess of £320,000

- Three bedrooms.
- PVCu double glazing thorughout.
- Garage & driveway.
- Refitted Kitchen Dining Room.
- West facing garden.
- Cul-de-sac location.

Ground Floor

Introduction
A very well presented THREE BEDROOM SEMI-DETACHED HOUSE situated at the end of a cul-de-sac. This property has a REFITTED KITCHEN WITH INTEGRATED APPLIANCES.

The KITCHEN DINING ROOM is at the rear of the house with a door to the garden.

Gas fired radiator central heating, SINGLE GARAGE with driveway to the front and a WEST FACING GARDEN.

Accommodation
PVCu door to

Entrance Hall
stairs to the First Floor Landing, coved ceiling, radiator

Lounge
window to the front aspect, coved ceiling with inset spot lights, TV point, under stairs storage cupboard

Kitchen Dining Room
refitted kitchen with base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated electric fan assisted oven, gas hob and extractor, washing machine and slimline dishwasher, cupboard housing gas fired boiler, tiled floor, radiator, windows to the rear aspect, part glazed PVCu door to rear garden

First Floor

First Floor Landing
window to the side aspect, coved ceiling, loft access, airing cupboard with hot water cylinder

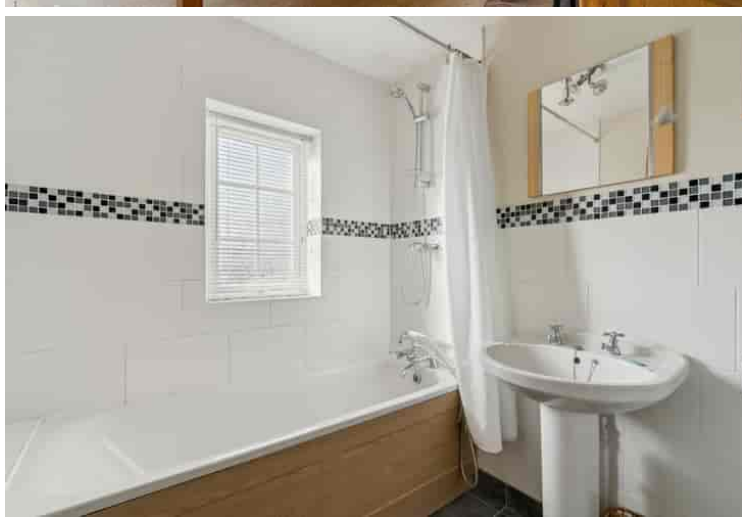
Bedroom One
window to the front aspect, coved ceiling, radiator

Bedroom Two
window to the rear aspect, coved ceiling, radiator

Bedroom Three
window to the front aspect, coved ceiling, laminate wood flooring, radiator

Bathroom
half height tiling, bath with shower and fully tiled surround, W.C, pedestal wash basin, towel radiator, frosted window

Outside

Garage
a single garage with up and over door, power and light connected

Garden
a fully enclosed garden, laid mainly to lawn with decking and paved patio areas, gated pedestrian access to the front