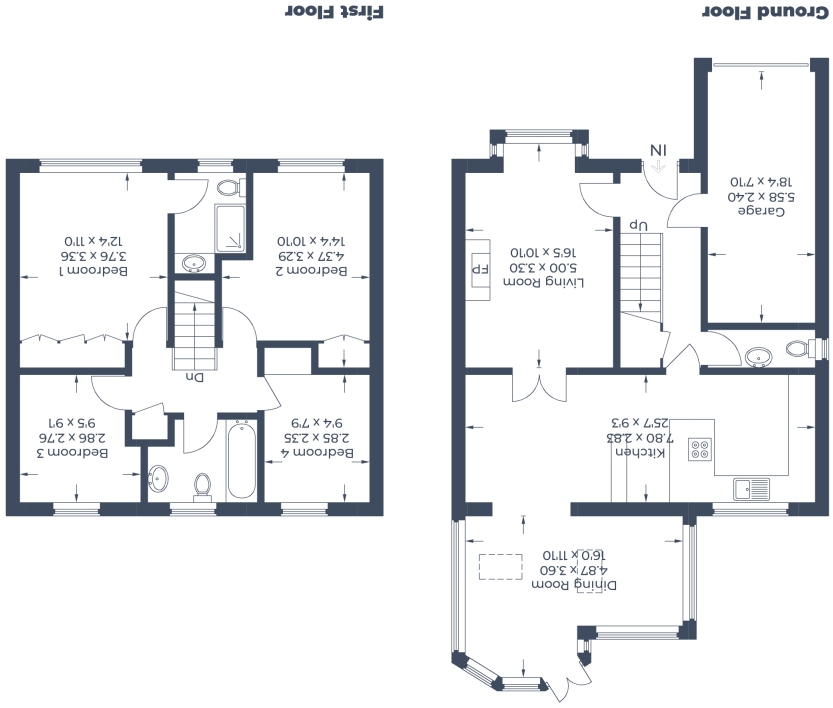


Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: 70 (Current), 82 (Potential)

Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 79.8 sq m / 859 sq ft (Including Garage)
First Floor = 57.3 sq m / 617 sq ft
Total = 137.1 sq m / 1,476 sq ft





26 Burwell Road, Eaton Ford, St Neots, Cambridgeshire PE19 7QQ £475,000

- An EXCEPTIONAL detached family home
- Beautifully appointed and REFITTED Kitchen with integrated appliances
- Established garden
- Favoured location close to CROSSHALL SCHOOL.
- REFITTED sanitary ware
- Viewing Essential



Accommodation

composite door to:

Entrance Hallway

stairs leading to First Floor Landing, internal door to the Garage

Cloakroom

two piece suite to comprise low level W.C and wash hand basin, splashback wall tiling, radiator, frosted window to the side

Kitchen/Breakfast Room

7.80m x 2.83m (25' 7" x 9' 3") comprising an array of refitted gloss fronted drawers and storage cupboard units, fitted worksurfaces/breakfast bar with inset sink and drainer, integrated Kitchen appliances to include double fan assisted double oven, 4 burner induction hob with contemporary extractor over, fridge/freezer dishwasher, window to the rear and opening through to the Dining/Family reception space, double doors opening to the Lounge

Dining & Family Room

4.87m x 3.6m (16' 0" x 11' 10") pitched roof with glazed skylight windows, double doors opening to the Garden, contemporary radiator

Lounge

5.00m x 3.30m (16' 5" x 10' 10") central fire surround with inset log burning stove, two radiators, box bay window to the front aspect

First Floor Landing

access to the loft space, airing cupboard

Bedroom One

3.76m x 3.36m (12' 4" x 11' 0") fitted wardrobes, radiator, window to the front

En-Suite Shower Room

three piece white REFITTED suite to comprise double width fully tiled shower enclosure, low level W.C, and vanity wash hand basin, walls fully tiled, radiator, frosted window to the front

Bedroom Two

4.37m x 3.29m (14' 4" x 10' 10") dado rail, fitted wardrobe, radiator, window to the front

Bedroom Three

2.86m x 2.76m (9' 5" x 9' 1") radiator, window to the rear

Bedroom Four

2.85m x 2.35m (9' 4" x 7' 9") radiator, window to the rear

Family Bathroom

three piece white suite comprising of panel bath with shower over, low level W.C., and wash hand basin, splashback wall tiling, radiator, frosted window to the rear

Outside

fully enclosed rear garden mainly laid to lawn, gated side access leading to the front

Garage

5.58m x 2.40m (18' 4" x 7' 10") single integral garage with electrically operated roller door, power & light connected, internal door to the Hallway

Agents Note

this is a FREEHOLD property. If you would like any further information about the property OR would like to arrange a viewing appointment, please call our St Neots office on 01480 406400.

