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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(45-54)	
F	
(35-44)	
G	
(1-34)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

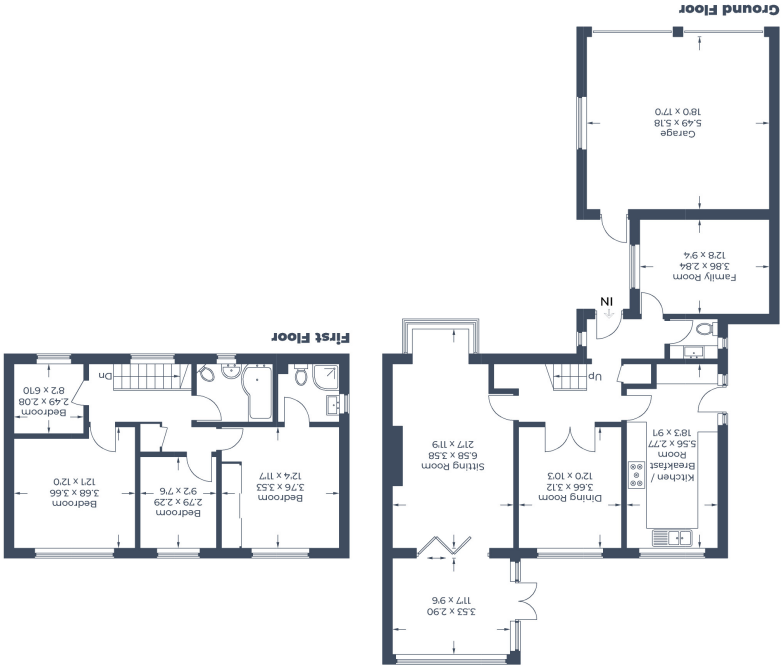


Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area
Ground Floor = 84.8 sq m / 913 sq ft
First Floor = 54.4 sq m / 585 sq ft
Garage = 28.7 sq m / 309 sq ft
Total = 167.9 sq m / 1,807 sq ft





11 Richmond Close, Eynesbury, St Neots, Cambridgeshire PE19 2SX £550,000

- Modern, detached Family home
- THREE reception rooms PLUS Garden Room
- Cul-de sac location
- Beautifully presented throughout
- Double Garage
- Easy access to the mainline railway station (London Kings Cross in under 40 minutes)

ACCOMMODATION

Covered part glazed door to:

Reception Hallway

Staircase leading to First Floor Landing, radiator, window to the side, personal door to the Garage, radiator with decorative cover

Cloakroom

Two piece white contemporary suite to comprise low flush W.C and pedestal wash hand basin, walls tiled to full height, radiator, frosted window

Family Room/Study

Radiator, window to the side, access to the loft space

Kitchen & Breakfast Room

to comprise wall mounted and base level storage cupboard/display units, fitted worksurfaces/breakfast bar, inset sink and drainer unit with splashback wall tiling, plumbing for automatic washing machine and dishwasher, rangemaster style cooker with 3 ovens, grill and 5 burner gas hob, extractor over, windows to the side and rear aspects, part glazed door to the outside

Dining Room

Radiator, window to the rear, double doors to the Hallway

Sitting Room

attractive dual aspect room with a feature Inglenook style fireplace, brick hearth and beamed mantle. Radiator, walk-in bay window to the front, bi-fold doors to:

Garden Room

With pitched 'warm roof, double glazed windows along two sides, double opening doors to the Garden

First Floor Landing

Access to the loft space, window to the front at half landing, shelved airing cupboard housing hot water cylinder

Bedroom One

Radiator, fitted wardrobes with sliding mirror doors, window to the rear, door to:

En-Suite

Refitted three piece contemporary white suite to comprise fully tiled shower enclosure, low level W.C and vanity wash hand basin, heated towel radiator, frosted window

Bedroom Two

Radiator, window to the rear

Bedroom Three

Radiator, window to the front

Bedroom Four

Radiator, window to the rear

Family Bathroom

Three piece refitted white contemporary suite to comprise 'P' shaped panel bath with shower over, low level W.C and pedestal wash hand basin, walls fully tiled, radiator, frosted window

Outside

Low maintenance frontage with brick paved driveway providing off street parking for numerous vehicles and leading to the DOUBLE GARAGE

Rear Garden fully enclosed, laid to lawn with brick paved patio area, additional raised seating areas with pergola, gated access to one side

Double Garage

5.49m x 5.18m (18' 0" x 17' 0") With twin up and over doors, power and light connected, personal door to the Reception Hallway, window to the side aspect (an ideal space for converting to additional living accommodation or annexe potential if required)

Agents Notes

The property benefits from SOLAR PANELS which provide low cost energy and a financial pay back once a year to the sellers

