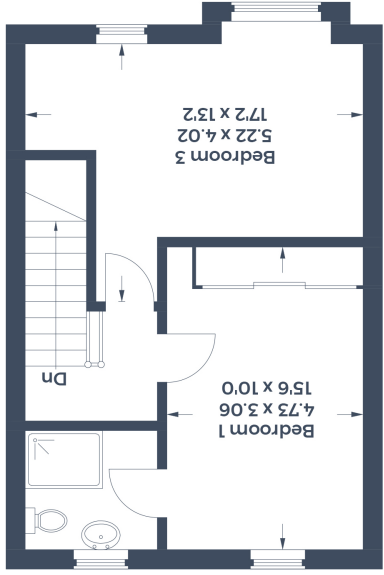


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee thereof do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.

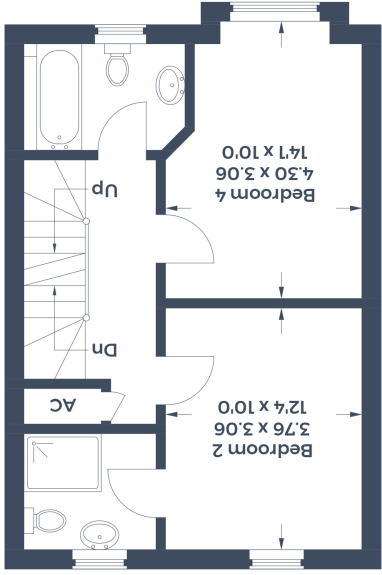


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

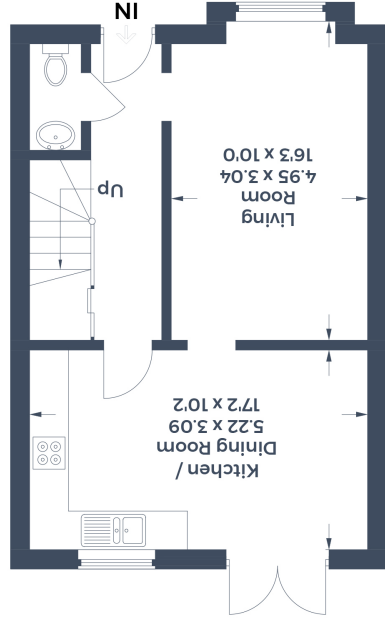
Second Floor



First Floor



Ground Floor



Approximate Cross Internal Area  
 Ground Floor = 42.2 sq m / 454 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Second Floor = 41.8 sq m / 450 sq ft  
 Total = 125.8 sq m / 1,354 sq ft





## 56 Buttercup Avenue, Eynesbury, St Neots PE19 2LE

£335,000

- Four bedrooms, two with en-suite shower rooms.
- Garage & parking space.
- Close to Schools, supermarket and Leisure Centre.

- West facing garden.
- Kitchen dining room leading onto garden.
- Adjacent to Barford Road Pocket Park.

### Ground Floor

#### Accommodation

An immaculately presented TOWNHOUSE offering generous versatile accommodation over three floors. Situated in this pleasant residential location within walking distance of a supermarket, leisure centre and schools.

There are FOUR BEDROOMS, two with EN-SUITE SHOWER ROOMS and a KITCHEN DINING ROOM leading onto the WEST facing rear garden.

The GARAGE and parking space can be found "en-bloc".

The development is adjacent to the Barford Road Pocket Park with 45 acres of grassland, wetland, waterways and wild flower meadows.

Door to

#### Entrance Hall

tiled floor, radiator, under stairs storage area, stairs to the First Floor Landing

#### W.C

W.C, pedestal wash basin, radiator, tiled floor

#### Living Room

4.95m x 3.04m (16' 3" x 10' 0") window to the front aspect, radiator, TV point

#### Kitchen Dining Room

5.22m x 3.09m (17' 2" x 10' 2") base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink inset, integrated appliances to include double electric fan assisted oven, gas hob, extractor and dishwasher, plumbing for washing machine, cupboard housing gas fired boiler, tiled floor, window to the rear aspect, French doors to the rear garden

### First Floor

#### First Floor Landing

airing cupboard with hot water cylinder, radiator, stairs to the Second Floor Landing

#### Bedroom Two

3.76m x 3.06m (12' 4" x 10' 0") window to the rear aspect, radiator

#### En-Suite Shower Room

fully tiled double shower, pedestal wash basin, W.C, frosted window, radiator

#### Bedroom Four

4.30m x 3.06m (14' 1" x 10' 0") window to the front aspect, radiator

#### Family Bathroom

bath with mixer tap and hand held shower attachment, pedestal wash basin, W.C, frosted window, radiator

### Second Floor

#### Second Floor Landing

radiator

#### Bedroom One

4.73m x 3.06m (15' 6" x 10' 0") window to the rear aspect, large fitted wardrobes, TV point, radiator

#### En-Suite Shower Room

fully tiled double shower, pedestal wash basin, W.C, frosted window, radiator

#### Bedroom Three

5.22m x 4.02m (17' 2" x 13' 2") two windows to the front aspect, radiator, loft access

### Outside

#### Garden

a low maintenance front garden with path leading to the front door. The rear garden is fully enclosed and laid to artificial lawn with a paved patio area, timber summer house, outside tap and gated pedestrian access to the rear leading to the Garage and parking area

#### Garage & Parking

a single garage situated "en bloc" with up & over door and open eaves storage space. There is a parking space in front of the garage

#### Agents Note

Development Service Charge approx. £150 per annum

