





4 Rycroft Avenue, St Neots, Cambridgeshire PE19 1DT

£535,000

- 1920's DETACHED HOUSE.
- FOUR BEDROOMS.
- KITCHEN BREAKFAST ROOM.
- WEST FACING GARDEN.
- WALKING DISTANCE TO ST NEOTS MAINLINE TRAIN STATION.
- EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM.

- NO-THROUGH ROAD LOCATION, CLOSE TO TOWN CENTRE.
- TWO GENEROUS RECEPTION ROOMS.
- MAJORITY PVCu DOUBLE GLAZING.
- GATED VEHICULAR ACCESS INTO GARDEN.
- NO FORWARD CHAIN.

Introduction

Situated close to St Neots town centre in a "no-through" road location is this attractive 1920's DETACHED HOUSE.

Extended at some point, the property offers generously proportioned accommodation over two floors. Off the Entrance Hall there is a pleasant Sitting Room overlooking the garden and a large Lounge & Dining Room that leads into the equally spacious Kitchen breakfast Room making it an ideal space for all the family. The Kitchen Breakfast Room has a door leading to the patio and WEST FACING GARDEN.

Upstairs there are FOUR BEDROOMS with an En-Suite Shower Room off the Primary Bedroom and a Family Bathroom.

The West facing Garden is enclosed by an attractive brick and render wall and has DOUBLE GATES out onto the road via a dropped kerb.

Considered within walking distance of St Neots Town Centre, St Neots mainline train station and the Priory Park. Local Primary and Secondary Schools are all within walking distance.

Offered For Sale with NO FORWARD CHAIN.

Ground Floor

Accommodation

Part glazed door to

Entrance Hall

stairs to the First Floor Landing, tiled floor, radiator, frosted circular window

Sitting Room

bay window overlooking the garden, coved ceiling, fireplace with open fire, radiator, TV point, wall light points

Lounge & Dining Room

bow window to the front aspect, window to the side aspect, radiators, coved ceiling, wall light points, fireplace with open fire, under stairs storage cupboard, glazed double doors to

Kitchen Breakfast Room

base and eye level cupboards, drawer units, work surfaces, one and a half bowl sink unit, range style electric double oven with gas hob and extractor, integrated washing machine and dishwasher, space for American style fridge freezer, cupboard housing gas fired boiler, bow window overlooking the garden, part glazed door to the patio and garden, tiled floor, beamed ceiling

First Floor

First Floor Landing

frosted arch window, radiator, loft access

Bedroom One

window to the front aspect, coved ceiling, radiator, wall light points

En-Suite Shower Room

half height tiling, corner shower, vanity unit with wash basin, W.C, frosted window, towel radiator

Bedroom Two

window overlooking the garden, radiator

Bedroom Three

window overlooking the garden, coved ceiling, radiator, fitted cupboard, door to

Bedroom Four

window overlooking the garden, coved ceiling, radiator

Bathroom

bath with Triton electric shower and fully tiled surround, vanity unit with wash basin, W.C, frosted window, towel radiator, airing cupboard with hot water cylinder

Outside

Garden

a fully enclosed WEST FACING garden with a large patio area off the Kitchen Breakfast Room leading to the lawn with flower and shrub borders. There is a timber garden store, outside tap and lighting. Gated pedestrian access to the front.

There are DOUBLE GATES into the garden allowing off road parking if required. Please note the curb is dropped and the road is "H" marked to prevent on street parking in front of these gates

