







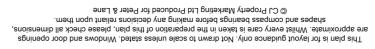




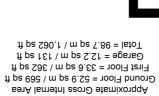


England, Scotland & Wales













# 45d Philip Gardens, Eynesbury, St Neots, Cambridgeshire PE19 2QJ £300,000

- Large EXTENSION to the ground floor.
- Ground floor W.C.
- GARAGE and off road parking.
- Kitchen Dining Room & Utility Room.
- PVCu double glazing.
- South facing garden.



## **Ground Floor**

# Accommodation

A THREE BEDROOM SEMI-DETACHED HOUSE with a fantastic ground floor EXTENSION FEATURING A LARGE KITCHEN DINING ROOM, UTILITY ROOM and

The property benefits from a SOUTH FACING

PVCu double glazing and gas fired radiator central heating.

Door to

stairs to the First Floor Landing, coved ceiling, radiator, door to

window to the front aspect, coved ceiling, wall light point, TV point, under stairs storage cupboard,

# W.C

backs, stainless steel one and a half bowl sink unit, integrated fridge, freezer, dishwasher, electric double oven, hob and extractor, window to the rear aspect,

housing gas fired boiler, work surfaces, plumbing for washing machine, space for tumble dryer, part glazed PVCu door to the side



W.C.

GARDEN, garage and off road parking.

### **Entrance Hall**

radiator, door to

# Study Area

door to

W.C, wash hand basin

# **Kitchen Dining Room**

base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with tiled splash radiator, French doors to the rear garden

# **Utility Room**

base and eye level cupboards, tall cupboards



### **First Floor Landing**

coved ceiling, loft access, window to the side aspect, 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, radiator

### **Bathroom**

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

# Outside

### Garden

the SOUTH FACING rear garden is fully enclosed and laid to lawn with gated pedestrian access to the front

up and over door, power, light and personal door to the rear garden



