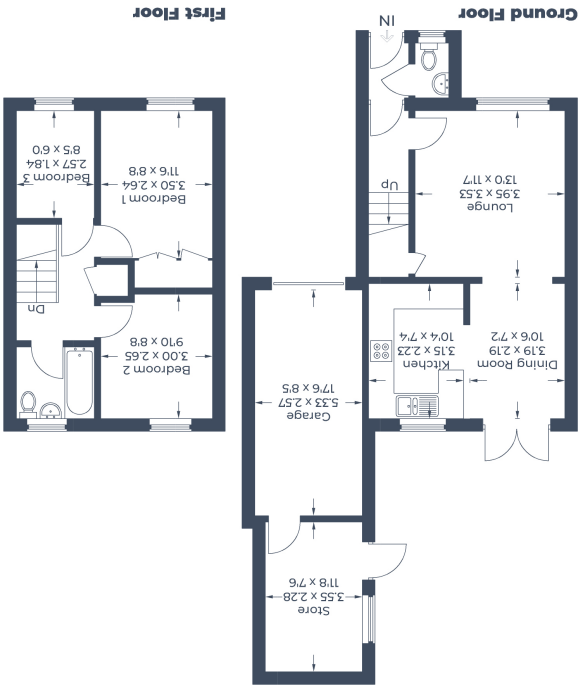


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
Very energy efficient - higher running costs	
C	C
D	D
E	E
F	F
G	G
Least energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	



Approximate Gross Internal Area
Ground Floor = 37.3 sq m / 401 sq ft
First Floor = 33.9 sq m / 365 sq ft
Garage / Store = 22.3 sq m / 240 sq ft
Total = 93.5 sq m / 1,006 sq ft





4 Knaresborough Court, Eynesbury, St Neots PE19 2SY

£350,000

- UPDATED KITCHEN WITH INTEGRATED APPLIANCES.
- BEAUTIFUL GARDEN.
- DOWNSTAIRS W.C.
- GAS FIRED RADIATOR CENTRAL HEATING.
- IMMACULATE DECORATIVE ORDER THROUGHOUT.
- GARAGE & DRIVEWAY FOR TWO CARS.
- PVCu DOUBLE GLAZING THROUGHOUT.

Introduction

A very well presented example of this popular THREE BEDROOM LINK-DETACHED HOUSE located within a cul-de-sac in this sought after residential area.

Both the KITCHEN & BATHROOMS have been updated and the property is presented in immaculate decorative order throughout. The KITCHEN comes with additional integrated appliances to including DISHWASHER, WASHING MACHINE, FRIDGE and FREEZER

The house benefits from PVCu double glazing, gas fired radiator central heating and a GROUND FLOOR W.C.

Outside, the adjacent driveway allows off road parking for two cars in front of the GARAGE. There is also ample on road parking outside this particular property.

A standout feature of this home is the STUNNING GARDEN with its manicured lawn and beautifully stocked borders. There is also a large garden store with a door into the rear of the Garage.

Ground Floor

Accommodation

Part glazed door to

Entrance Hall

coved ceiling, radiator, glazed door to Reception Hall, door to

W.C

W.C, vanity unit with wash hand basin, coved ceiling, radiator, frosted window

Reception Hall

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

Lounge

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

Kitchen Dining Room

Dining Area with French doors to the rear garden, coved ceiling, radiator, open to Kitchen with base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated oven, hob and extractor, integrated dishwasher, washing machine, fridge and freezer, window to the rear aspect

First Floor

First Floor Landing

coved ceiling, loft access (gas fired combi boiler is in the loft), storage cupboard

Bedroom One

window to the front aspect, coved ceiling, radiator, built in wardrobes

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, coved ceiling, radiator

Bathroom

bath with mixer tap shower attachment and fully tiled surround, pedestal wash basin, W.C, towel radiator, coved ceiling, frosted window

Outside

Parking

the driveway alongside offers parking for two vehicles in front of the Garage

Garage

a single garage with up and over door, power, light and personal door to the Garden Store

Rear Garden

a fully enclosed garden, laid to lawn with well stocked flower and shrub borders, paved patio and large timber Garden Store at the rear of the Garage. There is gated pedestrian access to the side

