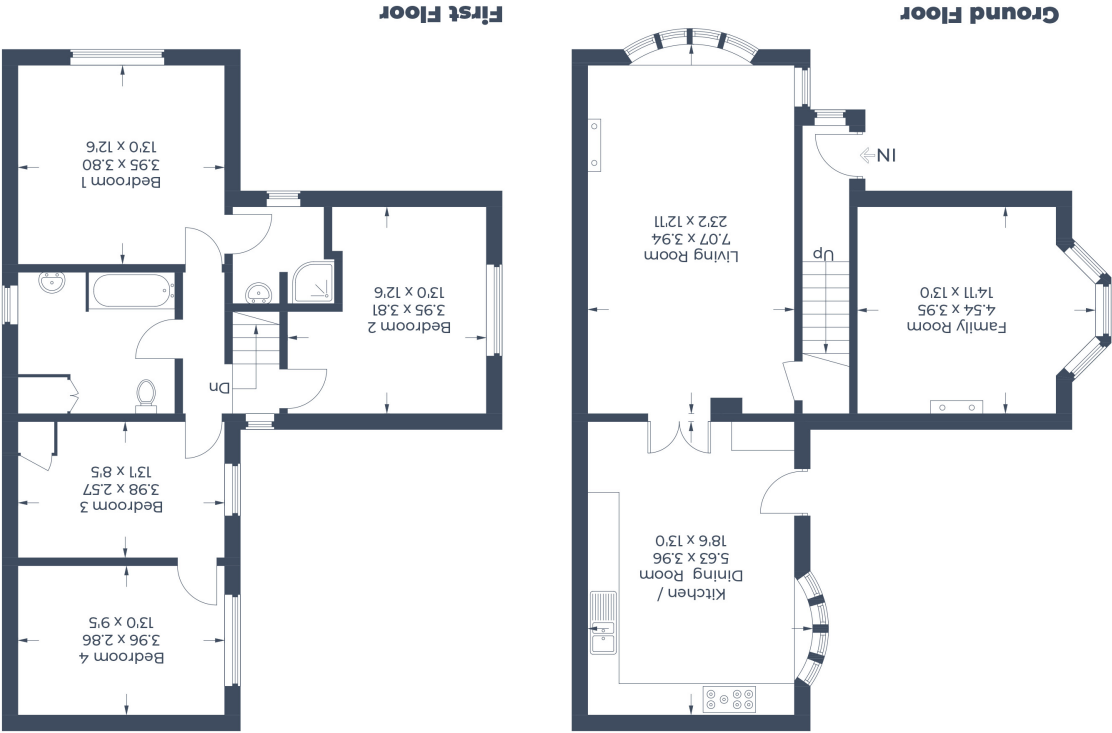


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Approximate Gross Internal Area
Ground Floor = 73.1 sq m / 787 sq ft
First Floor = 68.7 sq m / 739 sq ft
Total = 141.8 sq m / 1,526 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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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.



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

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



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

