



36 Flawn Way, Eynesbury, St. Neots
Cambridgeshire. PE19 2JT

Asking Price
£310,000

A four bedroom townhouse with sitting room, dining room, kitchen & cloakroom on the ground floor, two double bedrooms, one with an en-suite shower room and the family bathroom on the first floor and two further double bedrooms and a shower room on the top floor. There is a driveway to the side, a garage and a back garden.

Full description

The front door leads into the entrance hall with stairs to first floor and doors to the sitting room, kitchen & cloakroom.

Cloakroom

Window to the side, wash hand basin & WC.

Sitting Room - 4.55m x 3.28m (14'11 x 10'9)

Window to the front and a door to the dining room.

Dining Room - 3.10m x 2.69m (10'2 x 8'10)

French doors to the garden and a door to the kitchen.

Kitchen - 3.65m x 3.05m (11'11 x 10'0)

Fitted with a range of base, wall & drawer units, a sink & drainer, an integrated oven, grill & gas hob with extractor hood over, plumbing for a washing machine and a dishwasher and space for a fridge/freezer.

First Floor Landing

Doors to the master bedroom, bedroom two and the bathroom, stairs to the second floor and a built in cupboard.

Master Bedroom - 4.04m x 3.53 (13'3 x 11'7) max.

Window to the front, built in double wardrobes and door to the en-suite.

En-suite

Window to the front, WC, wash hand basin & shower.

Bedroom 2 - 3.00m x 2.67m (9'10 x 8'9)

Window to the rear.

Family Bathroom

A window to the rear, a bath with shower over, WC and wash hand basin.

Second Floor Landing

Doors to bedroom three & four and a shower room.

Bedroom 3 - 5.23m x 3.23m (17'2 x 10'7) max.

Three Velux windows to the rear.

Bedroom 4 - 5.00m x 9'5m (16'5 x 9'5)

Dormer window to the front and a cupboard housing the boiler.

Shower Room

Window to the side, shower, WC, wash hand basin and loft access.

Outside

To the side of the property is a double length driveway leading to a garage with light & power. Gated side access leads to the enclosed back garden which has gravel & lawned areas.

Agent's Notes

The property is double glazed throughout and has gas central heating. This property is offered for sale with no forward chain.

Floorplans



Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register www.epcregister.com

IMPORTANT NOTICE: These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.

