



22 Rowley Road, St. Neots

St. Neots

£775,000





### Entrance Porch

UPVC entrance porch leading to entrance hall. Tiled floor.

### Hallway

Open tread staircase to first floor. Thermostat. Telephone point. Radiator. Doors to WC, living room, kitchen and dining room.

### WC

Two piece suite comprising low level wc and wash hand basin with vanity unit. Radiator. Inset ceiling lights. UPVC window to side.

### Living Room

21' 8" x 14' 3" (6.60m x 4.34m)  
UPVC window to front. Two radiators. Feature fireplace surround. TV point. Wall mounted lighting. Two sets of sliding doors to garden room.

### Dining Room

17' 3" x 10' 1" (5.26m x 3.07m)  
UPVC windows to front and side. Two radiators. Wall mounted lighting.

### Kitchen

16' 2" x 10' 4" (4.93m x 3.15m)  
Fitted kitchen comprising work surfaces with Shaker style drawer and cupboards under. Wall mounted cupboards. Built in double oven and four ring gas hob with extractor fan over. Built in dishwasher. UPVC window to rear. UPVC doors to garden and garden room. Radiator. Additional pantry cupboard.

### Garden Room

21' 8" x 6' 5" (6.60m x 1.96m)  
French doors and windows to rear garden. Door to double garage.

### Landing

UPVC window to front overlooking Priory Park. Large storage cupboard. Door to wc, office/store and bedrooms.

### Bedroom One







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