



**LOVETT**  
Sales & Lettings

£360,000



## 29 Ferrars Avenue, Eynesbury, St. Neots, Cambs, PE19 2TZ

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- FULLY REFURBISHED
- OFF ROAD PARKING
- OPEN PLAN LIVING SPACE
- ENCLOSED PRIVATE REAR GARDEN

## Full Description

This stunning 1920s three bedroom semi-detached family home is located in the popular old Eynesbury area. The property is within short walking distance to local schools, shops and amenities as well as easy access to the A1 and A428. The accommodation comprises entrance hall, utility room, open plan kitchen/dining area and lounge on the ground floor. The first floor has three good sized bedrooms and a family bathroom and separate WC. There are UPVC windows and doors throughout and a gas radiator central heating. Externally there is a generous private rear garden with a fully provisioned summerhouse and a driveway with space for four cars to the front.

### ENTRANCE HALL

Double glazed composite door to side and UPVC door to rear. Radiator. Wood effect karndeian flooring. Stairwell and under stairs storage. Doors leading to utility room and kitchen area.

### UTILITY ROOM

5' x 6' 8" (1.52m x 2.03m)

Plumbing for washing machine, Combi gas boiler, storage units.

### KITCHEN AREA

7' 9" x 10' 9" (2.36m x 3.28m)

Refitted kitchen comprising of work surfaces with drawers and cupboards under. Wall mounted cupboards. One and half bowl black composite sink/drainer with mixer tap. Electric induction hob with extractor unit over. Integrated fridge/freezer. Microwave oven. Electric multifunctional oven. integrated dishwasher. UPVC windows to front and side. Tiled floor. Recessed downlights.

### DINING ROOM AREA

14' 10" x 10' 9" (4.52m x 3.28m)

UPVC double glazed window to front. Wood effect karndeian flooring. Radiator. Exposed ceiling beams and recessed downlights. Open feature fireplace.

### LIVING AREA

10' 9" x 9' 8" (3.28m x 2.95m)

UPVC French doors to rear. Wood effect karndeian flooring. Radiator. Exposed ceiling beams and recessed downlights.



## LANDING

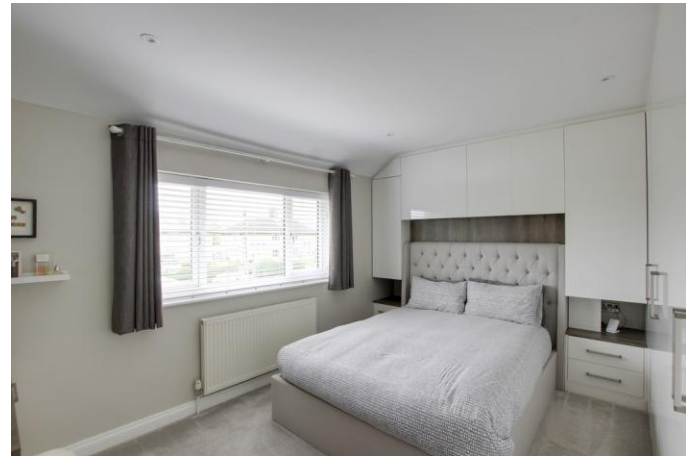
UPVC windows to rear. Airing cupboard. Storage cupboard.  
Loft access

## WC

Low level WC. UPVC window to rear. Tiled floor

## BATHROOM

Comprising of vanity wash hand basin and panelled bath with shower over. Mixer taps and hand shower. Partially tiled walls. Tiled floor. Chrome towel radiator. UPVC window to side.



## BEDROOM ONE

15' 5" x 10' 9" (4.7m x 3.28m)

UPVC window to front. Fitted wardrobes and draws.  
Recessed downlights. Radiator. Carpeted floor.

## BEDROOM TWO

11' 5" x 9' 8" (3.48m x 2.95m)

UPVC window to rear. Radiator. Carpeted floor



## BEDROOM THREE

8' 2" x 10' 9" (2.49m x 3.28m)

UPVC window to front. Radiator. Carpeted floor

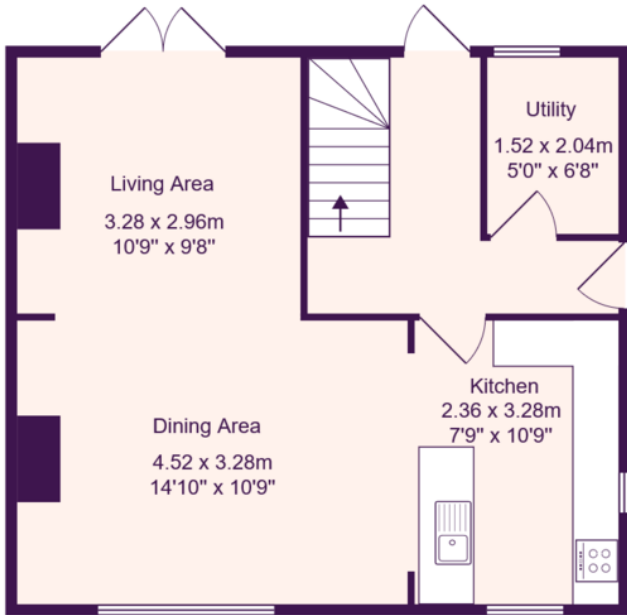
## DRIVEWAY

Stoned drive way with parking for 4 vehicles. Shared pathway.

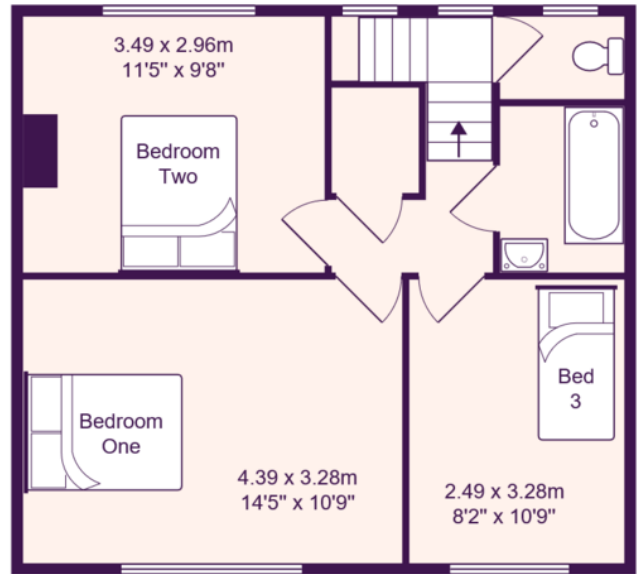
## REAR GARDEN

Timber fence enclosed rear garden, mainly laid to lawn with raised flower beds and patio seating area immediately to the rear of the property. A decked seating area and summerhouse complete with air-conditioning power and lighting has been constructed at the bottom of the garden





**Ground Floor**



**First Floor**

Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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