



HARVEY ROBINSON

£325,000

Buttercup Avenue

Eynesbury, PE19 2LE

- Four Double Bedrooms
- Mid-Terraced Townhouse
- Two en-suites, Family Bathroom & Cloakroom
- Kitchen/Diner with French Doors to Rear Garden

- Secure Gated Parking Area
- Excellent Commuter Links
- Close to Amenities & Scenic Walks
- No Onward Chain



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to bring to the market this Four Bedroom Townhouse located in the popular Knights Park estate in Eynesbury, with many amenities and scenic walks close by.

On the ground floor the property benefits from an Entrance Hall, Cloakroom, Lounge, and Kitchen/Diner with French doors leading to the Rear Garden. On the first floor there are two Double Bedrooms, with an ensuite to the second Bedroom, and a Family Bathroom. The second floor comprises of two further Double Bedrooms, with the Master Bedroom benefiting from fitted wardrobes, and an ensuite.

Outside, the property has a rear Garden, and two allocated Parking spaces accessed via secure gates with key fob entry.

This spacious family home is offered with no onward chain. For more information and to arrange a viewing, please contact Harvey Robinson on 01480 454040 opt 2.



LOCATION

Located on the fringes of St Neots town centre, Eynesbury offers an abundance of its own amenities, all while being a short walk from the bustling old market town of St Neots. Whether you require an easy commute to London or Cambridge, or are looking for a relaxed environment to reside, Eynesbury has you covered on all fronts.

St Neots mainline station, benefitting from a direct line into London Kings Cross, is located approximately 1.5 miles from Eynesbury, with access to the A1 and A421 also being quick and convenient.

Eynesbury benefits from several lovely scenic locations. Most notably, the popular 'Pocket Park' conservation haven boasting 18 hectares of meadows and woodlands. Popular with dog walkers, the park leads through to Eaton Socon where you will find further amenities, pubs and restaurants.

Just a stones throw away, in Eynesbury itself, there is a further abundance of amenities. These include a large Tesco Superstore, a Leisure Centre, several Pub/Restaurants, a Fish and Chip Shop, a Barbers and a Convenience Store.

A vastly popular location among locals, Eynesbury operates a welcoming and close-knit community. Being the perfect opportunity for young professionals looking for an easy commute, while also boasting a wide range of family orientated residents, Eynesbury's inclusivity allows for all to fit in.





GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE

KITCHEN/DINER

FIRST FLOOR

BEDROOM TWO

ENSUITE

BEDROOM FOUR

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

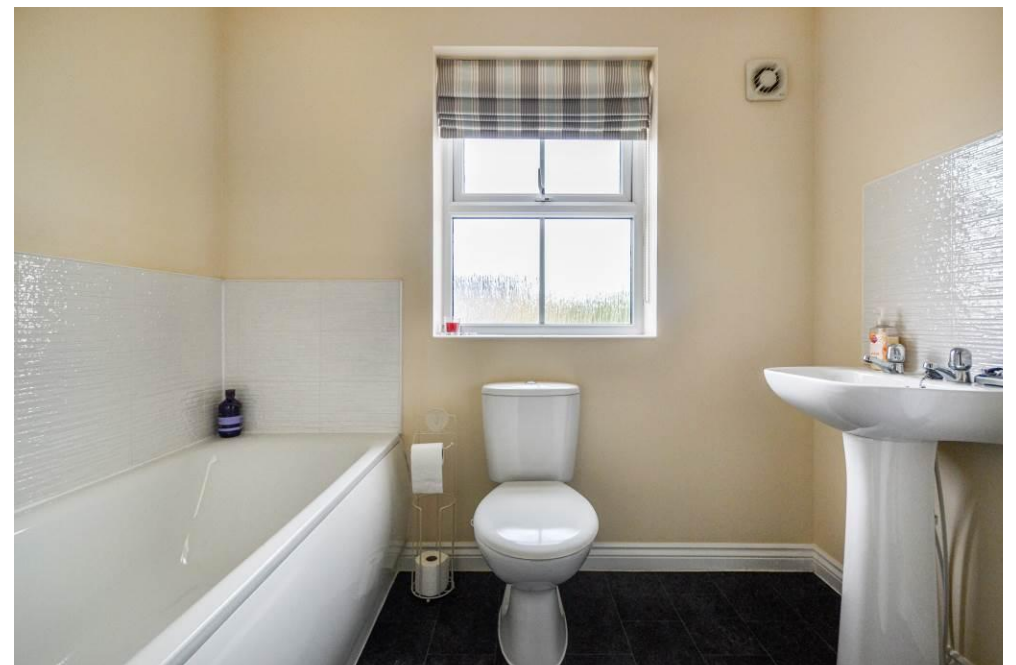
ENSUITE

BEDROOM THREE

OUTSIDE

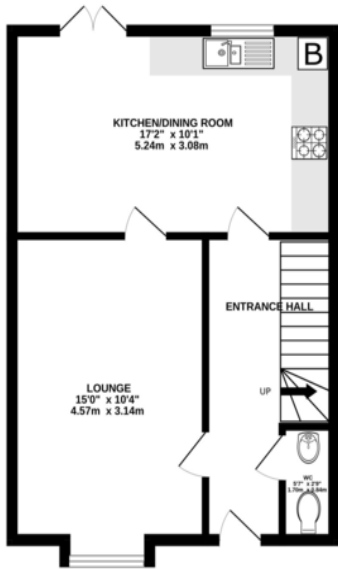
REAR GARDEN

SECURE GATED PARKING WITH 2 ALLOCATED SPACES

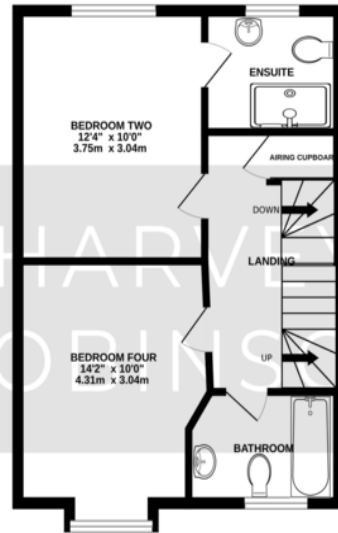




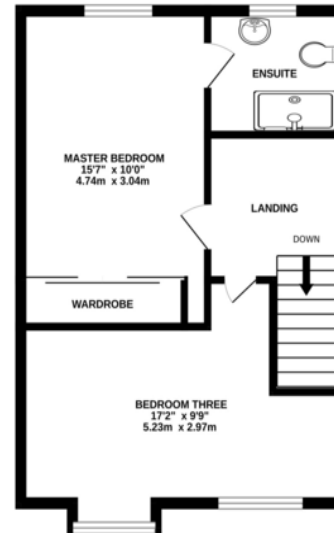
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.
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FAQs

Tenure: Freehold

Built: 2012

Council Tax: Band D

Vendor's Onward Movements: No Chain

Estate Management Charge: £33 per month

Primary School Catchment: Eynesbury C of E

Secondary School Catchment: Ernulf

What3Words Location:

///converged.flicks.existence

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | 80 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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