



HARVEY ROBINSON

Offers In Excess Of  
£475,000

Berkley Street  
Eynesbury, PE19 2NF

## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to offer for sale, this four bedroom detached home, ideally located in a non-estate location, within walking distance of many local amenities. The downstairs accommodation has been modified by the current owners to include a spacious and refitted kitchen/diner with doors leading out to the garden. The lounge has been opened up to create a generously sized room, with a wood burner, feature box bay window and doors out to the garden. A study and cloakroom complete the ground floor accommodation. Upstairs you will find four double bedrooms, with an ensuite to the main bedroom, and a family bathroom. Outside, the property benefits from a wraparound plot, a detached double garage and a spacious driveway with off-road parking for several cars.

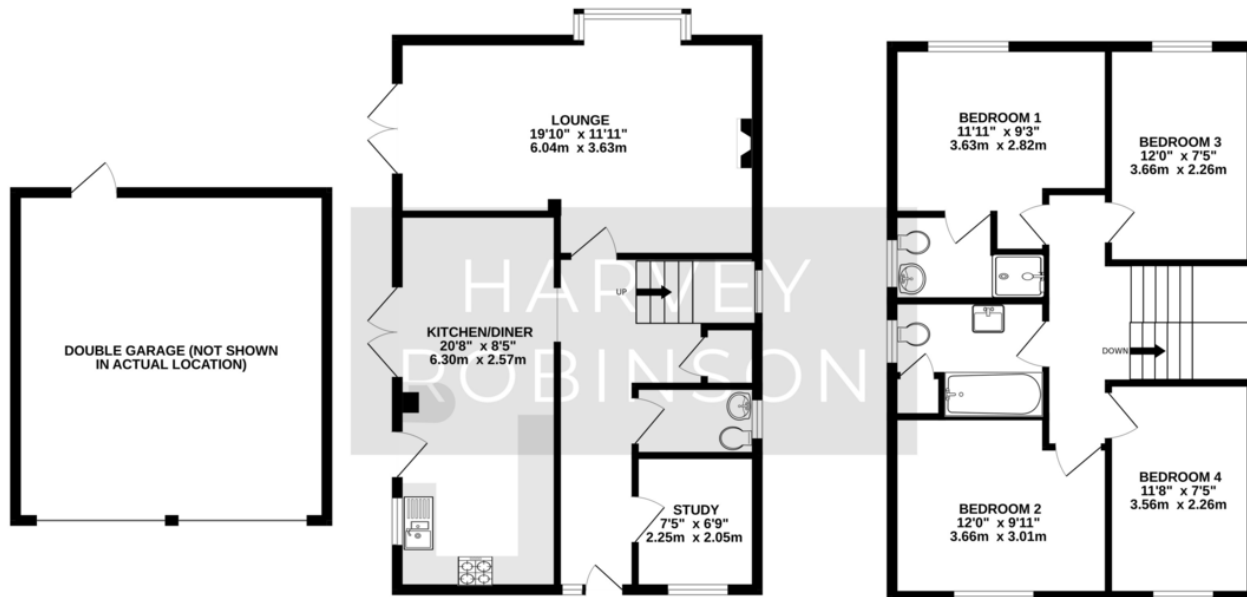
To arrange a viewing please contact the St Neots office on 01480 454040 option 2.





GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Council Tax: Band D  
Conservation Area: Yes  
Rear Garden Aspect: West  
Primary School Catchment: Eynesbury C of E  
Secondary School Catchment: Ernulf  
Water Meter: Yes

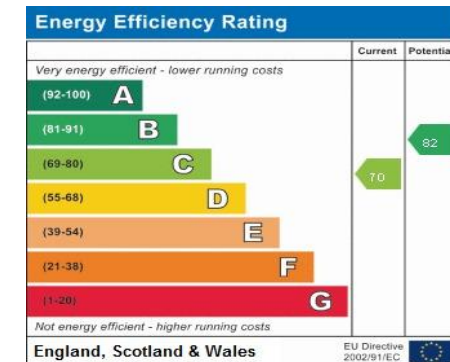
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Excellent in Best Estate Agent Guide  
Gold Award – atagents



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

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### OFFICE ADDRESS

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### CONTACT

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