



HARVEY ROBINSON

£425,000

Nightingale Way

St Neots, PE19 1UQ

## PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to offer for sale with no onward chain, this three bedroom detached, extended home located in the highly desirable Birdlands Estate.

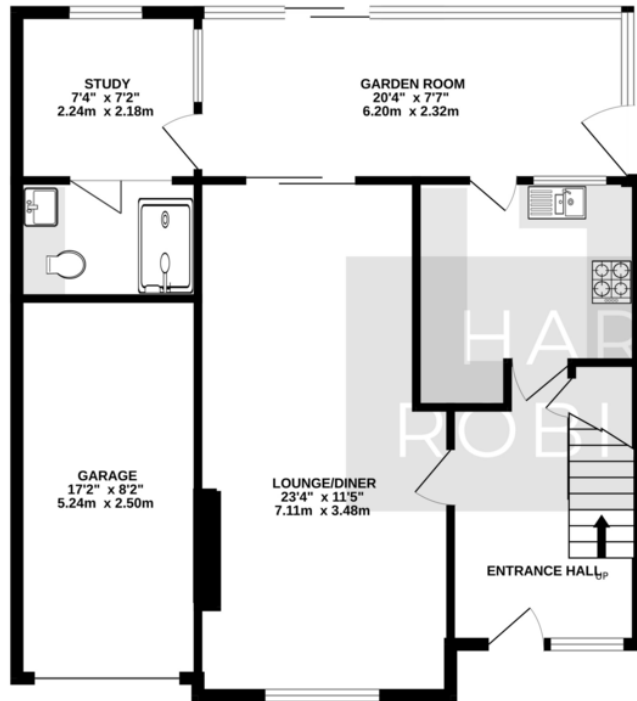
Being close to the train station, popular schools and Priory Park, this wonderful home comprises of a large entrance hall with understairs storage, a 23ft open plan lounge and dining room with sliding doors leading onto the bright and airy conservatory, which you can also access through the kitchen. Being thoughtfully extended, you will also find a study/family room and downstairs shower room. Upstairs boasts three bedrooms, with the main bedroom including built in wardrobes, a family bathroom and separate toilet.

To the rear of the property lies a mature, private garden and to the front a garage and off road parking.

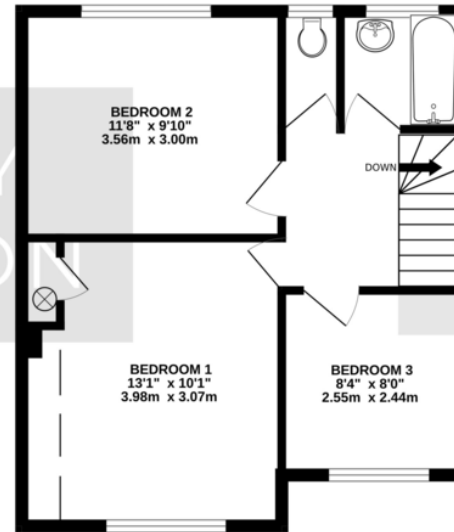




GROUND FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



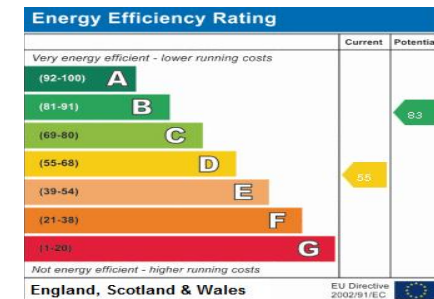
1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
 Built: 1971  
 Primary School: Priory Infants/Juniors  
 Secondary School: Longsands  
 Council Tax: Band D  
 Vendor's Onward Movements: No Onward Chain  
 Loft: Part Boarded with Ladder  
 What3Words Location: ///coiling.held.hoped



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

### OFFICE ADDRESS

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### CONTACT

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