



Beaufort Drive, Buckden, St. Neots

Price: Freehold £240,000 offers in excess of

- Sought after village location
- Landscaped garden
- En-suite to master
- Corner plot
- Garage
- Viewing advised

EPC Rating: C



Accommodation Includes

Entrance door to:

Entrance Hall

Radiator, laminate flooring, coving to ceiling, stairs.

Cloakroom

Fitted with two piece suite comprising, wall mounted vanity wash hand basin and close coupled WC, tiled splashbacks, built-in understairs storage cupboard, radiator, laminate flooring.

Lounge

4.52m x 3.51m (14'10" x 11'6"). PVCu double glazed window to front, radiator, laminate flooring, TV point, coving to ceiling, archway to:

Dining Room

3.18m x 2.84m (10'5" x 9'4"). Radiator, laminate flooring, coving to ceiling, PVCu double glazed French double doors to garden, door to:

Kitchen

3.86m x 2.64m (12'8" x 8'8"). Fitted with a matching range of base and eye level units with worktop space over, 1¼ bowl stainless steel sink with single drainer and stainless steel swan neck mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring, PVCu double glazed door to garden.

First Floor

First Floor Landing

PVCu double glazed window to front, radiator, laminate flooring, coving to ceiling, stairs, door to:

Bedroom 2

2.74m x 3.53m (9' x 11'7"). PVCu double glazed window to front, radiator, laminate flooring, coving to ceiling.



Bedroom 3

3.20m x 2.72m (10'6" x 8'11"). PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Bedroom 4

2.13m x 2.84m (7' x 9'4"). PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Family Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, airing cupboard housing, hot water tank with linen shelving, ceramic tiled flooring.

Second Floor

Second Floor Landing

Built-in storage cupboard, coving to ceiling, door to:

Master Bedroom

3.58m x 4.62m (11'9" Maximum but excluding built in wardrobes x 15'2") double bedroom. PVCu double glazed dormer window to rear, three fitted double wardrobes with hanging rails, shelving and overhead storage, radiator, coving to vaulted ceiling, access to loft space, door to:

En-Suite Shower Room

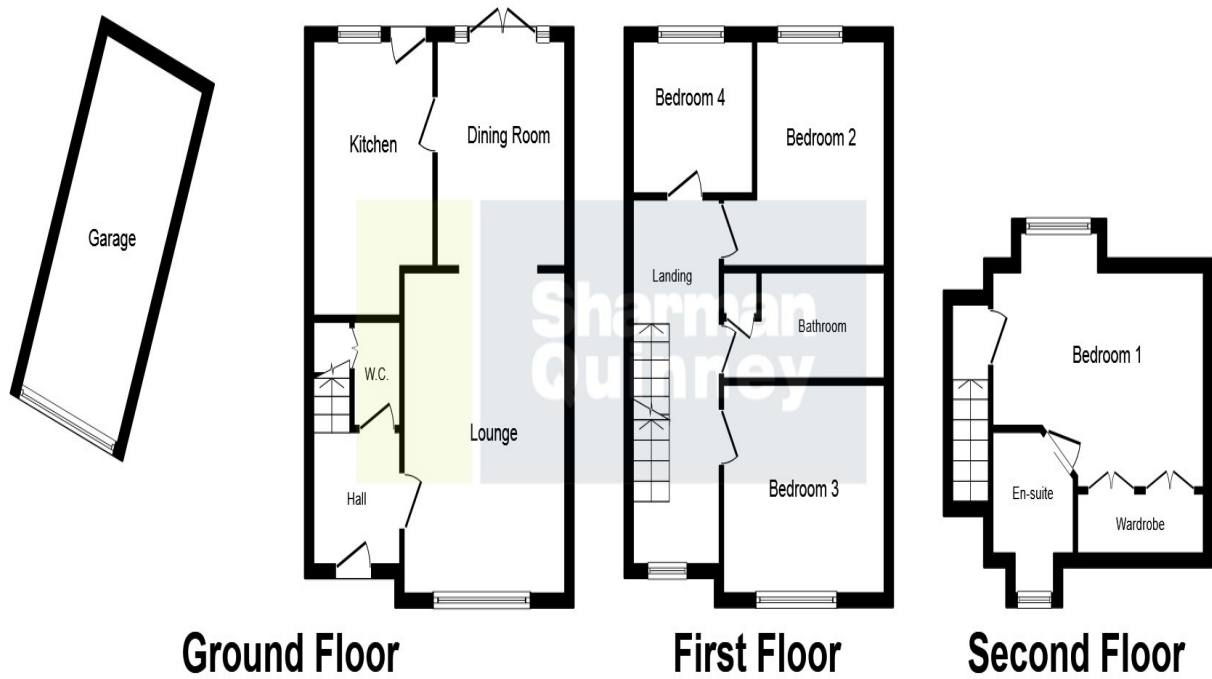
Fitted with three piece suite comprising tiled shower cubicle with fitted shower over, pedestal wash hand basin, close coupled, WC and heated towel rail, extractor fan tiled splashbacks, PVCu opaque double glazed dormer window to front, ceramic tiled flooring.

Outside:

Front garden is laid to lawn with driveway leading to single garage and providing off road parking. Rear garden is enclosed by timber panelled fence to rear and sides, large patio with timber decking, mainly laid to lawn, ornamental flower and shrub borders.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: NSQ200729 - 0002



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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