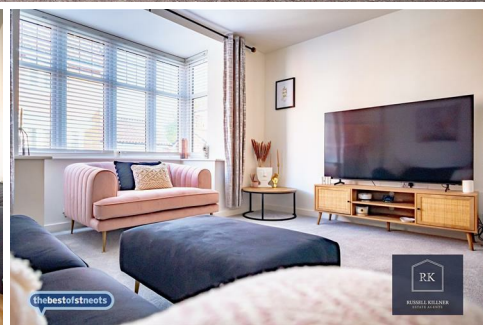
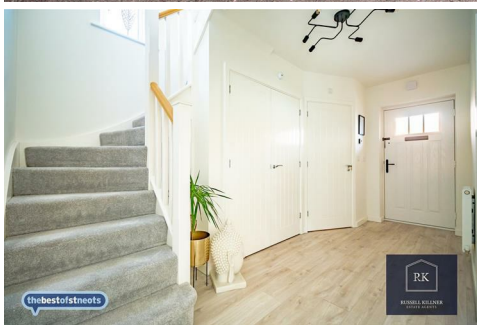




RUSSELL KILLNER
ESTATE AGENTS



6 Penda Court, , Buckden PE19 5WL

Location:

Penda Court is situated in the highly sought after village of Buckden and the A1 road links are just a stone's throw away. The village is acclimated to meet the needs of the residents offering a local butcher, two village shops one with a post office, Buckden Day Nursery, Buckden Church of England Primary Academy, a surgery and a pharmacy. The village boasts two wonderful hotels "The Lion Hotel" and "The George Hotel" both offering a beautiful dining experience. You can take advantage of beautiful scenery at Buckden Marina and a short drive will take you to St. Neots train station which has access to both the North and London Kings Cross.

- Situated in the sought after village of Buckden
- Immaculate four bedroom bay fronted detached family home
- Generously sized living room boasting a bay window
- Kitchen family room offering a breakfast bar and integrated appliances
- Spacious master bedroom with fitted wardrobes & an en-suite
- Modern family bathroom featuring a four piece suite
- South-west facing landscaped rear garden with a bespoke tiled seating area
- Single garage with an electric door and a hardstanding driveway
- Remaining balance of a NHBC building warranty
- Surround in local amenities & Great road links to A1, A421 & A428

Offers in excess of £450,000*

0333 210 0179

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Penda Court, Buckden

Approximate area - 1330 sq.ft



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 674 sq. ft, FLOOR 2: 656 sq. ft
 EXCLUDED AREAS: DECK: 187 sq. ft, PATIO: 45 sq. ft, GARAGE: 202 sq. ft
 TOTAL: 1330 sq. ft

ALL FLOOR PLANS PRODUCED WITHIN ACCORDANCE OF RICS GUIDELINES. PRODUCED BY RK.E.A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	