



RUSSELL KILLNER  
ESTATE AGENTS



## 64 Sandfields Road

, St. Neots, PE19 1PT

Offers over £240,000

\*\*\* IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY \*\*\* Walking distance to St Neots train station, this three bedroom extended end terraced family home comprises an entrance hallway with under stair storage, a generously sized lounge, a downstairs cloakroom and an open plan kitchen family room. The kitchen area offers a range of high and low level units, space for a freestanding oven, washing machine and fridge freezer.

Upstairs features two spacious double bedrooms, a single room perfect for a home office and a contemporary fully tiled family bathroom. The low maintenance rear garden is laid with a shingle stone base and boasts a canopied decking area perfect for entertaining. This freehold property further benefits from double glazing and gas central heating.

Council Tax: Band B  
Energy Supplier: Eon Energy  
Water Supplier: Anglian Water  
Broadband Supplier: BT

Want to know how much your property is worth?

Please contact us to arrange a FREE no-obligation valuation!

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.

- Ideal for first time buyers or a growing family
- Generously sized three bedroom extended end-terraced family home
- Open plan kitchen family room boasting space for essential appliances
- Contemporary fully tiled family bathroom & Downstairs cloakroom
- Enclosed rear garden with a canopied decking area perfect for entertaining
- Double glazed & Gas central heating
- Short distance to Primary & Secondary school
- Walking distance to St Neots train station with access to London Kings Cross
- Within a few miles of St Neots town and other local amenities
- Great road links to the A1, A421 & A428



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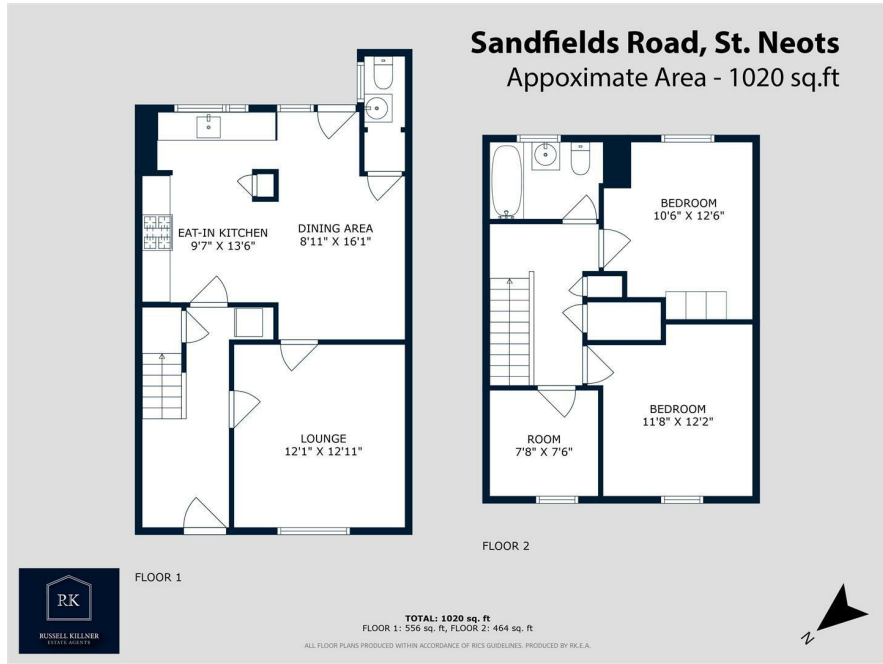
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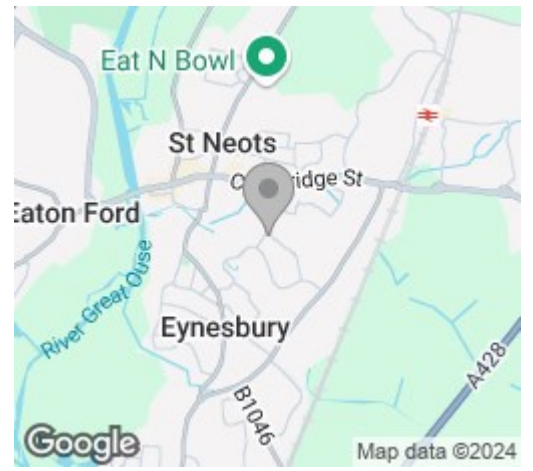
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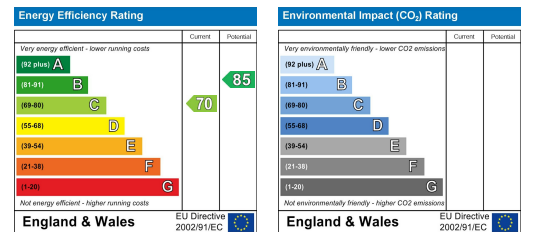
# Floor Plan



# Area Map



# Energy Efficiency Graph



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