



RUSSELL KILLNER  
ESTATE AGENTS



# 16 Waterloo Drive

, Eynesbury, PE19 2NG

## Offers in excess of £375,000

\*\*\* SHORT DISTANCE TO ST NEOTS TRAIN STATION \*\*\* Located in a highly sought after cul-de-sac in Eynesbury, this rarely available charming three bedroom detached family home comprises a hallway with a cloakroom and storage, a generously sized lounge with french doors leading to the rear garden, a downstairs bedroom/ study and a modern kitchen family room with underfloor heating throughout. The kitchen features a range of high and low level soft closed units, a gas hob, electric fan oven, an integrated washing machine, dishwasher, fridge freezer and space for a freestanding dryer.

Upstairs offers a landing area, a beautiful example of two well kept double bedrooms with fitted air conditioning and a pristine three piece family bathroom. The well maintained private south west facing rear garden is mainly laid to lawn with mature shrub borders, has a storage shed and a patio area perfect for entertaining. This freehold property further benefits from gas central heating, double glazing and a hardstanding driveway with ample parking.

Council Tax: Band D  
Energy Supplier: Octopus Energy  
Water Supplier: Anglian Water  
Broadband Supplier: Sky

Want to know how much your property is worth?

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

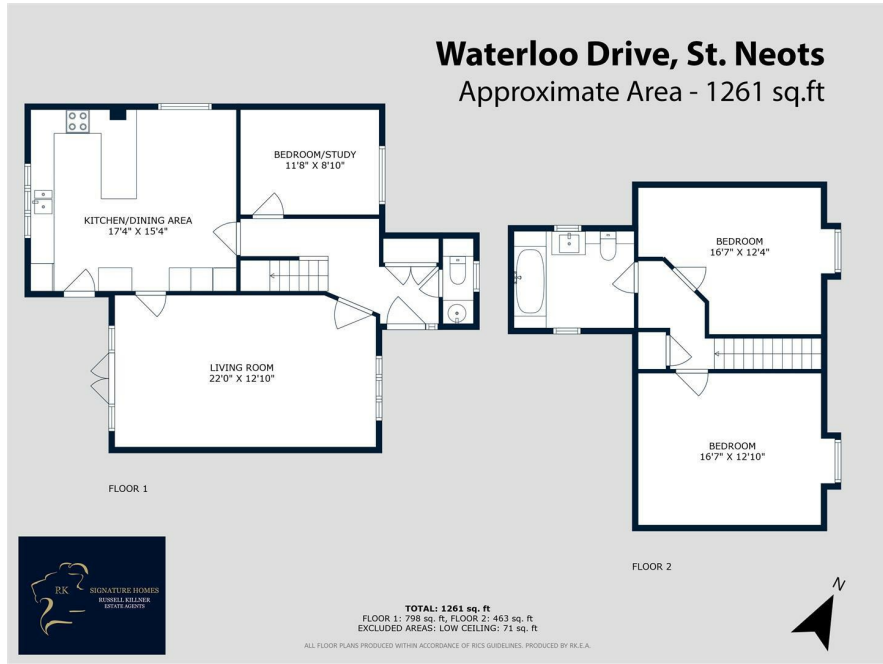
### Viewing

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

- Located in a highly sought after cul-de-sac in Eynesbury
- Rarely available charming three bedroom detached family home
- Generously sized lounge with french doors leading to the rear garden
- Downstairs bedroom which is perfect for use as a home study
- Modern kitchen family room boasting a range of integrated appliances
- A beautiful example of two well kept double bedrooms featuring air conditioning
- South west facing rear garden with a superb patio area perfect for entertaining
- Boasting Double glazing & Gas central heating
- Within walking distance of St Neots town and other local amenities
- A short drive to St Neots train station with access to London Kings Cross



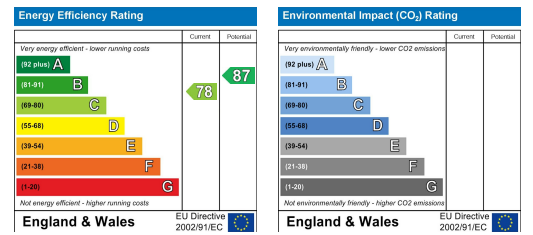
# Floor Plan



# Area Map



# Energy Efficiency Graph



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