



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



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32 Malden Way

Eynesbury, St. Neots, PE19 2GF

Offers in excess of £335,000

*** FANTASTIC OPPORTUNITY FOR A FIRST TIME BUYER *** Fantastic opportunity for a first time buyer or growing family, this sought after spacious three bedroom semi-detached family home comprises a hallway, generously sized lounge, a traditional kitchen and a downstairs cloakroom. The kitchen boasts a range of high and low level units, a gas hob, electric oven, integrated fridge freezer and washing machine.

Upstairs features a landing area, a contemporary family bathroom and three spacious bedrooms with the master featuring a fitted wardrobe. The enclosed rear garden is mainly laid to lawn with shrub borders and a patio area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating and a single garage with a driveway under a carport area.

Management Company: Warwick Estates.

Service Charge Cost: Approx. £388.86 per Annum.

Type of Construction Materials: Brick.

Council Tax: Band C.

Energy Supplier: EON.

Water & Sewerage Supplier: Anglia Water.

Broadband Supplier: Virgin.

Broadband Speed: 350 Mb/s.

Mobile Signal/ Coverage: Current owner's use O2 and Tesco with no issues.

- Fantastic opportunity for a first time buyer or growing family
- Tucked away in a off-street cul de sac location
- Sought after three bedroom semi-detached family home
- Enclosed rear garden with a patio area perfect for entertaining
- Downstairs Cloakroom, Double glazed & Gas central heating
- Single garage with a driveway under a carport area
- Close proximity to primary and secondary schools
- On the doorstep of a beautiful nature reserve perfect for dog walkers
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

Viewing

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



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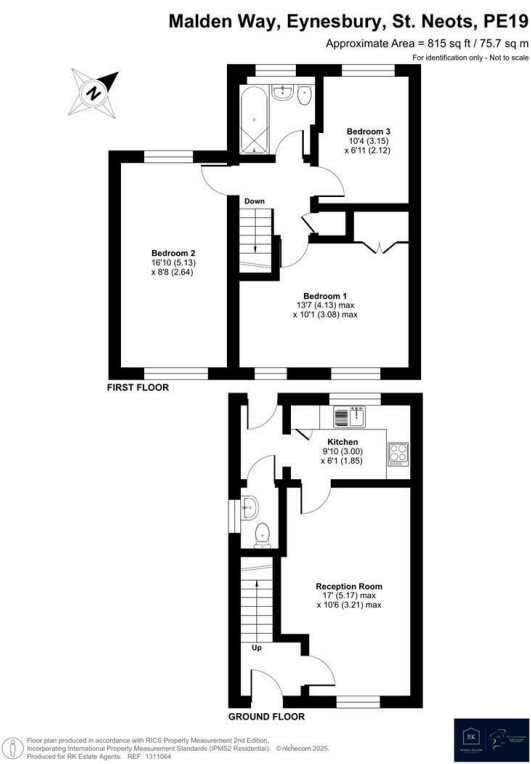


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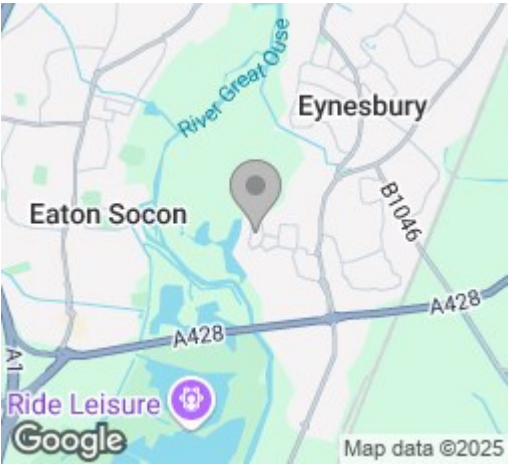


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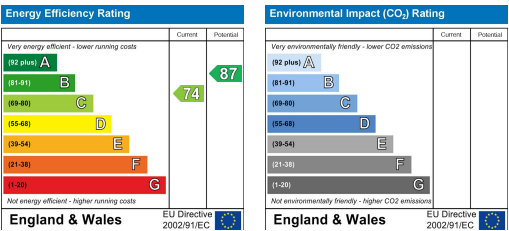
Floor Plan



Area Map



Energy Efficiency Graph



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