



HARVEY ROBINSON

Offers In Excess Of

£440,000

Malden Way

Eynesbury, PE19 2GF



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to be marketing this extended four bedroom detached family home, ideally located in the highly sought after Eynesbury Manor area. Perfectly positioned within easy reach of local amenities, excellent primary and secondary schools, and scenic riverside walks along the River Ouse, this spacious property offers versatile living accommodation and a unique dual-aspect garden.

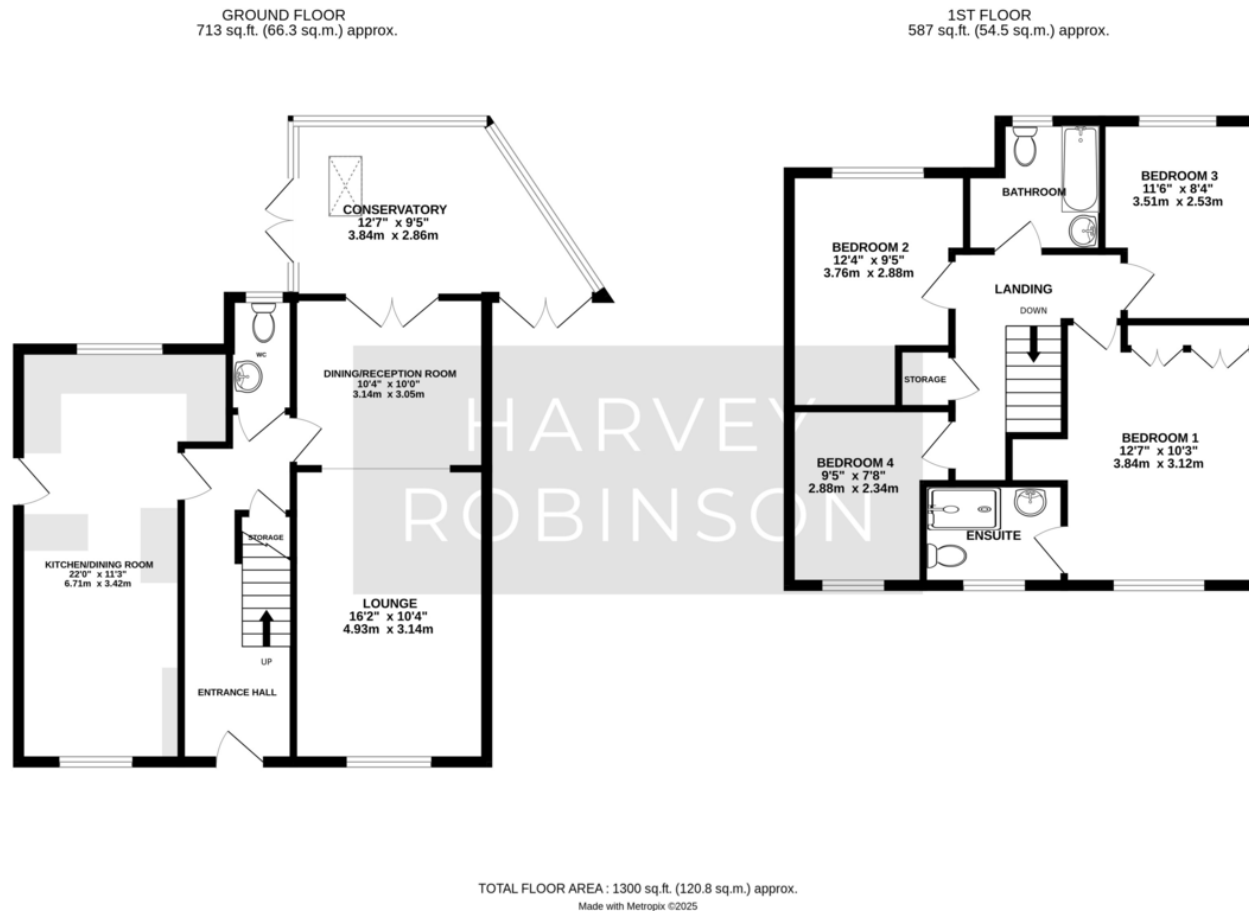
The ground floor welcomes you with a bright and airy entrance hall, a generous lounge with dual-aspect windows, and a stylishly refitted kitchen/diner complete with breakfast bar, ideal for entertaining. A conservatory with a warm roof and Velux skylight provides an additional family space, while a convenient cloakroom completes the downstairs layout.

Upstairs, the home offers four well-proportioned bedrooms, including a spacious main bedroom with en-suite, and a modern family bathroom.









## FAQs

Postcode for SatNav: PE19 2GF

What3Words Location:

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Tenure: Freehold

Council tax: D

How long have the owners lived here: 6 years

Loft: Part-boarded, with a ladder

Estate Management Charge: £78 per annum  
(Wixams Estates)

Sun Room: Built 2006, Roof replaced with an insulated warm roof 2016

Primary School Catchments: Middlefield

Primary, Winhills, Eynesbury C of E

Secondary School Catchment: Ernulf Academy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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