



Arundel Crescent, Eynesbury, PE19 2SL
Asking price £400,000



LATCHAM
DOWLING
ESTATE AGENTS

AN EXTREMELY WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, SITUATED WITHIN THIS POPULAR CUL-DE-SAC LOCATION

Latcham Dowling Estate Agents are delighted to bring to the market (for the first time in 14 years!!) this beautifully presented detached family home, situated within a lovely cul-de-sac position within the ever popular 'Parklands' development and within easy reach of Middlefield Primary School, Ernulf Academy (along with one leisure gym, swimming pool and sports hall/ 3G football pitches) and Tesco Extra. The current owners have lived here for 27 years and that just shows you how well this location works for a family and how well proportioned the property itself really is! With a spacious entrance hall, a large lounge with separate dining room, a re-fitted kitchen (with a range of integrated appliances), and a downstairs WC , along with the four double bedrooms (all with built in wardrobes), an en suite shower room to the master bedroom and a re-fitted family bathroom, this really does 'tick all the boxes'. In addition, you have a gorgeous landscaped West facing rear garden, a 17' garage and a block paved driveway. Viewing is essential to really appreciate the size, presentation and location of this brilliant family home!!

Entrance Via

Entrance Lobby

Cloakroom

6'7 x 3'0 (2.01m x 0.91m)

Entrance Hall

12'5 x 5'9 (3.78m x 1.75m)

Lounge

19'6 x 12'1 (5.94m x 3.68m)





Dining Room
11'4 x 9'1 (3.45m x 2.77m)

Kitchen
11'4 x 9'6 (3.45m x 2.90m)

First Floor Landing

Bedroom One
12'3 x 9'10 (3.73m x 3.00m)

En Suite Shower Room
10'5 x 3'8 (3.18m x 1.12m)

Bedroom Two
11'5 x 10'2 (3.48m x 3.10m)

Bedroom Three
12'2 x 8'10 (3.71m x 2.69m)

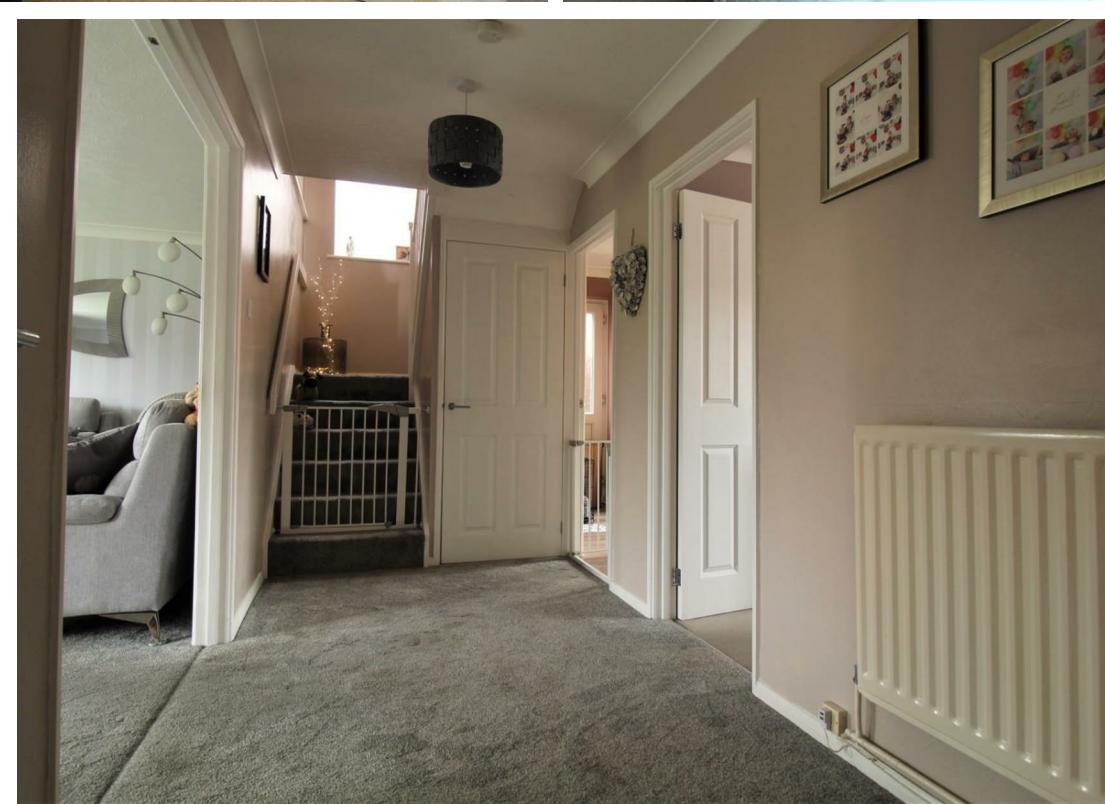
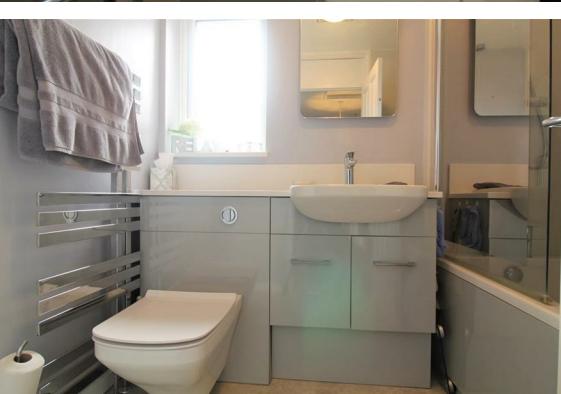
Bedroom Four
8'8 x 7'4 (2.64m x 2.24m)

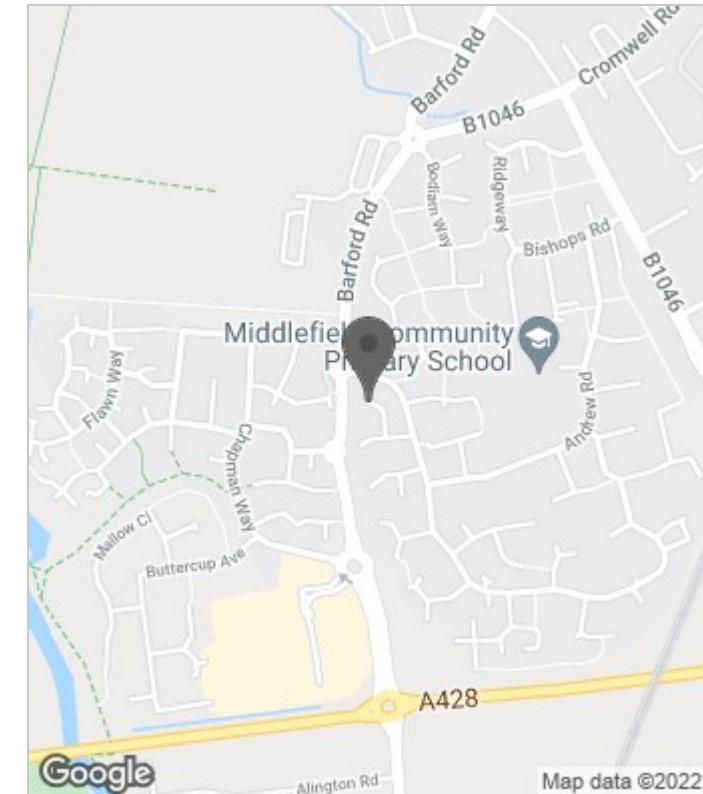
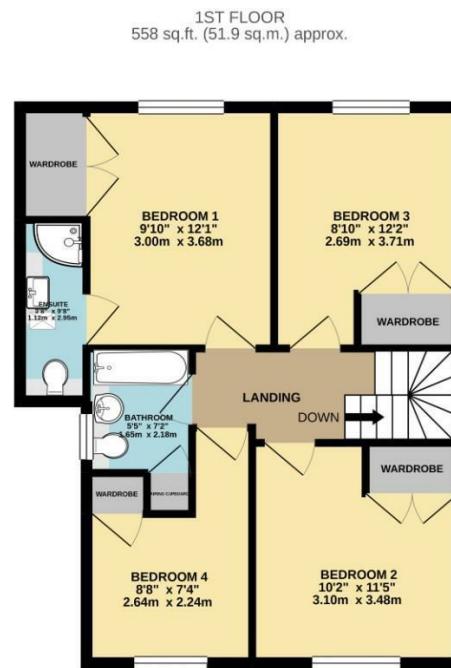
Bathroom
7'2 x 5'5 (2.18m x 1.65m)

Rear Garden

Outside Front

Garage
17'0 x 8'7 (5.18m x 2.62m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		73
(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

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