



HARVEY ROBINSON

Offers In Excess Of
£500,000

Masefield Avenue
Eaton Ford, PE19 7LS

- Four Bedroom Detached
- Two Reception Rooms
- Re-fitted Kitchen
- Re-fitted Cloakroom

- Double Garage and Parking
- Warm Roof Conservatory
- Well Presented Throughout
- Sought-after Location



PROPERTY SUMMARY

Harvey Robinson estate agent in St Neots are delighted to be marketing this well presented four bedroom detached home located in the popular Eaton Ford area within a short walk of Crosshall school. The property offers spacious accommodation throughout and has been extensively modernised by the current owners to include a re-fitted kitchen, re-fitted cloakroom, redecoration, new flooring, and a new pitched roof above the garage. The accommodation comprises of a large entrance porch, entrance hall, cloakroom, lounge, dining room, a conservatory with a warm roof, and a kitchen/breakfast room. To the first floor there is a bright and spacious landing with doors leading to four bedrooms and a shower room. Externally there is off road parking leading to a double garage which lends itself to being converted to create further accommodation, and an enclosed rear garden with a timber summer house.

Please contact our St Neots branch on 01480 454040 option 2 to arrange a viewing.



LOCATION & AMENITIES

This property is ideally located for buyers looking for a family home close to good schools, with Crosshall school being just 100 yards away, and Longsands Academy approximately 1.5 miles away. St Neots town centre, Priory Park, and the river Great Ouse are all approximately 1 mile from the front door. For those looking to commute the train station is 2 miles away providing easy access into London in approximately 50 minutes. The A1 can also be found with 1 mile of the property giving easy access by road to London or the North.





GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

CONSERVATORY

CLOAKROOM

INTERGRAL GARAGE



FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE

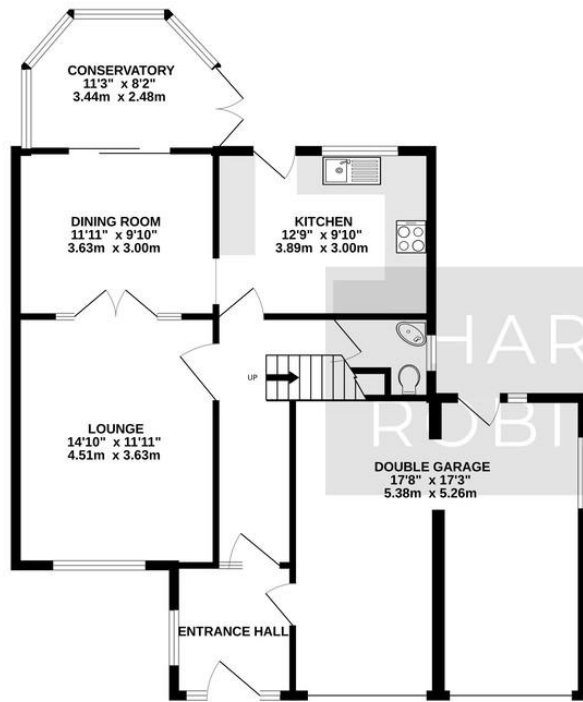
DRIVEWAY

REAR GARDEN

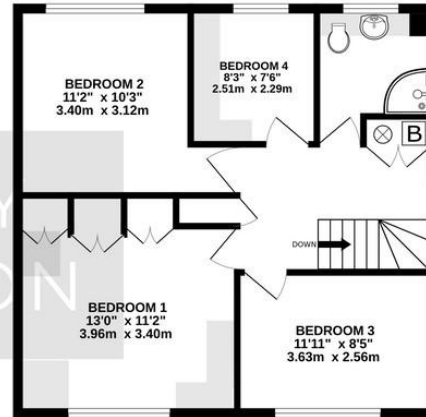




GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1555 sq.ft. (144.5 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 7LS

Wat3words location: ///recapture.crackling.late

Council tax: E

Vendors onward movements: Downsizing locally

Boiler: Serviced February 2024

Primary catchment: Crosshall

Secondary catchment: Longsands

Water meter: Yes

Loft boarded: Yes

Rear boundary responsibility: Left only (with back to the property)

Planning to convert half the garage into a reception room has been signed off. Architect drawings available upon request.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

HARVEY ROBINSON

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