



HARVEY ROBINSON

£625,000

The Orchard

Little Paxton, PE19 6HX

PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this rarely available four bedroom detached family home located down a popular private road within the sought-after village of Little Paxton. The property is being sold with no onward chain and vacant possession. The accommodation comprises of an entrance hall, cloakroom, kitchen, utility area, study, dining room and lounge to the ground floor. To the first floor there are four bedrooms, en-suite to master, and a family bathroom. Outside the property there is a double garage and ample off-road parking. The property occupies a good plot and there is an enclosed rear garden. Please contact our St Neots branch to arrange a viewing.







TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.
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FAQs

Postcode for SatNav: PE19 6HX
 What3Words Location:
 ///sliding.passport.greet
 Council tax: F
 How long has the vendor owned the property: Since 1997
 Vendors onward movements: No onward chain
 Water meter: Yes
 Boiler: Annually serviced
 Age of UPVC double glazing: Approx. 5 years

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(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	
WWW.EPC4U.COM			

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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