



**RUSSELL KILLNER**  
ESTATE AGENTS



## 31 Humberley Close, St. Neots, PE19 2SE

Offers in excess of £290,000



\*\*\* SOUTH FACING ENCLOSED PRIVATE REAR GARDEN \*\*\* Tucked away in a sought after cul de sac in the popular area of Eynesbury, this spacious three bedroom semi-detached family home comprises a hallway, an open lounge/ diner with a gas feature fire place and a traditional kitchen. The kitchen offers a range of high and low level units, space for a free standing oven, washing machine and fridge freezer. Leading from the kitchen takes you into an enclosed carport area with access to the garage and rear garden.

Upstairs consists of an open landing area, two well-kept spacious double bedrooms, a good sized single room and a three piece family bathroom. The enclosed private south facing rear garden has a lawn area, shrub borders and a large decking perfect for hosting. This freehold property further benefits from double glazing, gas central heating, a single garage and a block paved driveway.

- Fantastic opportunity for first time buyers or a growing family
- Spacious three bedroom semi-detached family home
- Single garage with an enclosed carport and a block paved driveway
- South facing enclosed private rear garden
- Short distance to the train station which has access to London Kings Cross
- Tucked away in a sought after cul de sac in the popular area of Eynesbury
- Generously sized open lounge/ diner with a feature gas fireplace
- Double glazed & Gas central heating
- On the doorstep of a riverside park great for dog walking
- Walking distance to St Neots town centre and surrounded by local amenities

