



RUSSELL KILLNER
ESTATE AGENTS



42 Orchard Close

Eaton Ford, St. Neots, PE19 7AW

Offers in excess of £450,000

*** BEING SOLD WITH NO ONWARD CHAIN *** Situated in the highly sought after area of Eaton Ford, this beautiful four bedroom detached family home comprises an entrance hall with a downstairs cloakroom, a cosy lounge boasting a feature fireplace and a stunning open plan kitchen family room. The modern kitchen with a breakfast bar offers a range of high and low level soft closed units, an electric hob, electric oven, integrated fridge freezer, washing machine and dishwasher. The dining area is an amazing space for entertaining and has Bi folding doors overlooking the rear garden.

Upstairs offers an open landing area, a generously sized master bedroom offering fitted wardrobes and an en suite, two further well kept double bedrooms, a good size single room and a contemporary family bathroom. The south facing rear garden is mainly laid to lawn with mature shrub borders and a patio area perfect for enjoying a summer's afternoon. This freehold property further benefits double glazing, gas central heating, an integral garage with a hardstanding driveway and is being sold with no onward chain.

Council Tax: Band E
Energy Supplier: Octopus Energy
Water Supplier: Anglian Water
Broadband Supplier: Sky

Want to know how much your property is worth?

Please contact us to arrange a FREE no-obligation valuation!

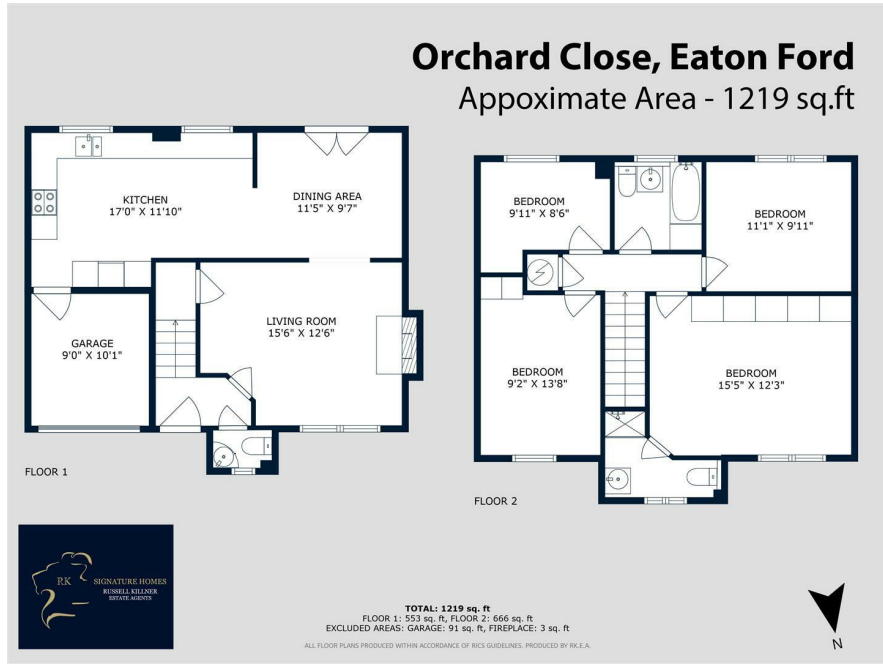
Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.

- Situated in the highly sought after area of Eaton Ford
- Being sold with no onward chain
- Beautiful four bedroom detached family home
- Cosy lounge boasting a feature fireplace
- Modern kitchen with a breakfast bar and integrated appliances
- Amazing dining area featuring Bi folding doors overlooking the rear garden
- Generously sized master bedroom offering fitted wardrobes and an en suite
- South facing rear garden & Integral garage with a hardstanding driveway
- Short distance to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes



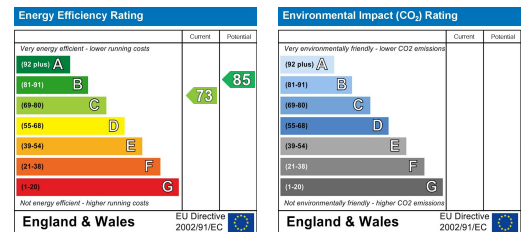
Floor Plan



Area Map



Energy Efficiency Graph



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