



RUSSELL KILLNER
ESTATE AGENTS



31 Woodlands

, St. Neots, PE19 1UE

Offers in excess of £600,000

*** WALKING DISTANCE TO ST NEOTS TRAIN STATION *** Positioned in a sought after location, this highly desirable five bedroom detached family home comprises a striking entrance hallway with a downstairs cloakroom, a spacious dual aspect lounge with a feature fireplace and a good sized double bedroom with built in storage.

The traditional kitchen has a wide range of high and low level units, a gas hob and extractor, electric oven, an integrated washing machine and dryer. The separate utility area features space for a freestanding american style fridge freezer and dishwasher. Leading from the kitchen is a separate dining room with french doors overlooking the rear garden and a fully tiled downstairs shower room. The current dual aspect master bedroom is a beautiful example of a principle bedroom and has a separate staircase offering privacy to the main accommodation.

Upstairs presents an open landing, a further two generously sized double bedrooms, a well-kept smaller double bedroom perfect for a home office and a contemporary family shower room. The mature enclosed private rear garden is low maintenance, finished with artificial grass, shrub borders and a patio area perfect for entertaining. This freehold property further benefits from warm air heating, double glazing, an integrated double garage and a hard standing driveway with ample parking.

Council Tax: Band E
Energy Supplier: British Gas
Water Supplier: Anglian Water.

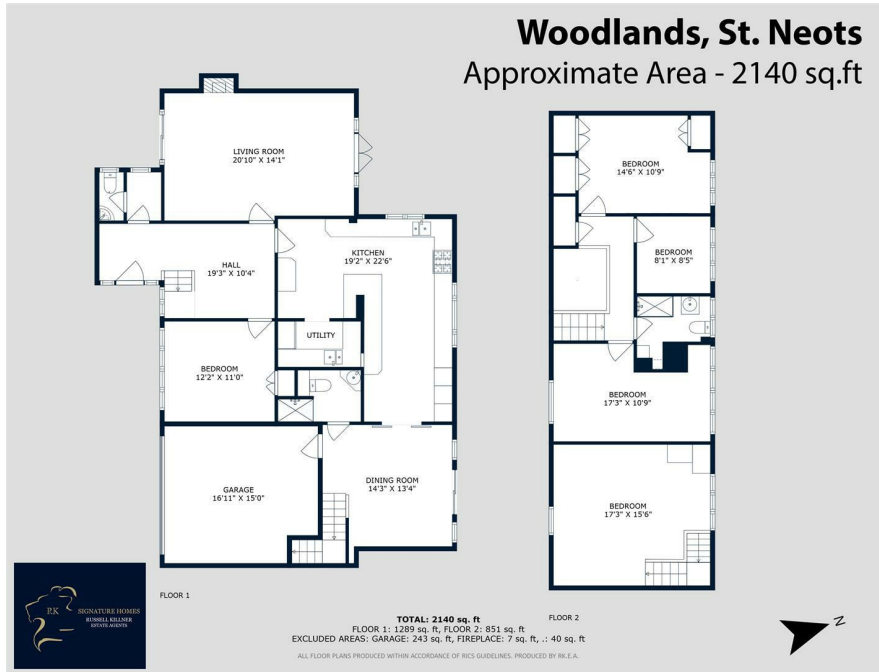
- Positioned in a highly sought after cul-de-sac in the popular area of St Neots
- Desirable extended five bedroom detached family home
- Spacious dual aspect lounge with wood flooring and French doors overlooking the rear garden
- Traditional extended kitchen with a range of storage and boasting a separate utility area
- Mature enclosed rear garden with a patio area perfect for entertaining
- Versatile floorplan potential to use part of the property as a self contained annex
- Integral double garage and a hardstanding driveway with ample parking
- Close proximity of Priory Junior School & Longsands Academy
- Walking distance to the train station which has access to London Kings Cross
- On the doorstep of Priory Park perfect for families & dog walking

Viewing

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



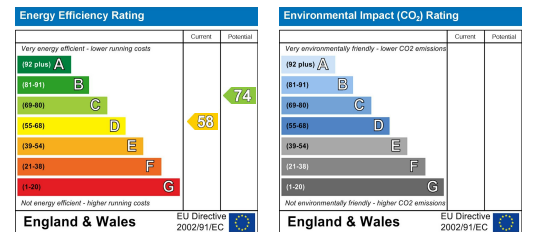
Floor Plan



Area Map



Energy Efficiency Graph



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