



RUSSELL KILLNER  
ESTATE AGENTS



## 3 Ford Close

, Eaton Ford, PE19 7DY

Offers in excess of £600,000

### Description:

\*\*\* WALKING DISTANCE TO ST NEOTS TOWN CENTRE \*\*\* Situated in the highly sought after area of Eaton Ford, this beautiful four bedroom detached family home comprises an entrance hall with access to the double garage and cloakroom, a cosy lounge boasting a feature fireplace and a stunning open plan family dining area. 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 and space for a freestanding washing machine.

Upstairs offers an open landing area, a generously sized principal bedroom with an en suite, two further well kept double bedrooms, a good size single room and a contemporary family bathroom. The west facing landscaped rear garden is finished 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 double garage with a hardstanding driveway and is being sold with no onward chain.

Council Tax: Band D  
Energy Supplier: Octopus Energy  
Water Supplier: Anglian Water  
Broadband Supplier: Vodafone

- Situated in the highly sought after area of Eaton Ford
- Being sold with no onward chain
- Beautiful four bedroom detached family home with an integral double garage
- Modern kitchen boasting a breakfast bar and integrated appliances
- Open plan family dining area with french doors overlooking the rear garden
- Generously sized principal bedroom offering an en suite
- West facing rear garden with a patio area perfect for enjoying a summer's afternoon
- Within close proximity of Crosshall Junior School Academy and St Neots Golf Course
- Walking distance to local amenities and St Neots town centre
- Short distance to the train station which has access to London Kings Cross

### Viewing

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



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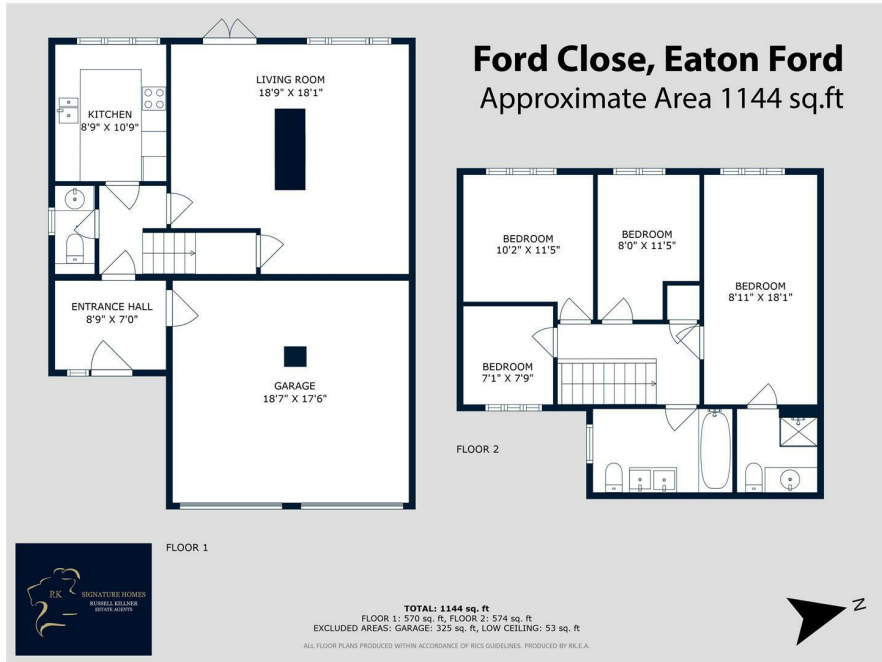
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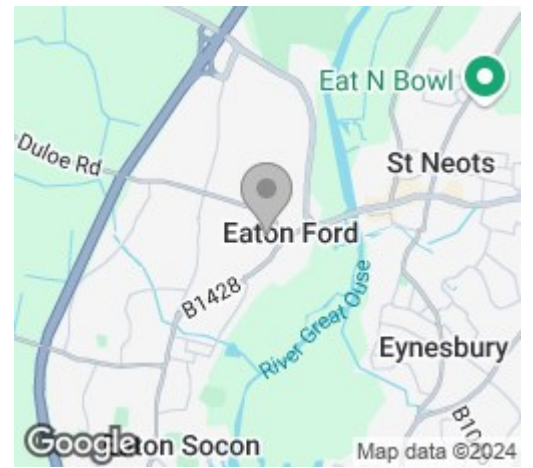
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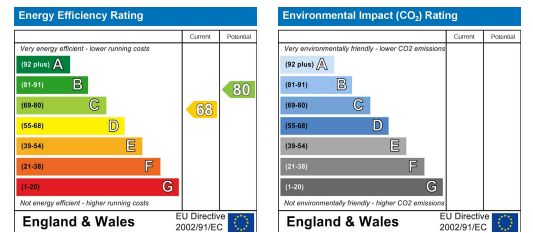
# Floor Plan



# Area Map



# Energy Efficiency Graph



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