



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



## 22 Eaton Close

Eaton Ford, St. Neots, PE19 7DE

Offers in excess of £350,000

\*\*\* FANTASTIC OPPORTUNITY FOR A FIRST-TIME BUYER \*\*\* Tucked away on a close-knit development, this attractive three bedroom end terraced property comprises an entrance hallway, spacious lounge boasting a beautiful floor to ceiling bay window, a downstairs cloakroom and a separate utility with space for a washing machine and tumble dryer. Featuring underfloor heating, the modern kitchen offers a range of high and low level soft close units, quartz worktops, double oven, an electric hob, integrated dishwasher and full height fridge freezer.

Upstairs offers an open landing area with storage, a beautiful example of a generously sized master bedroom boasting a built-in wardrobe and a stunning en suite, a further second double bedroom also offering a built-in wardrobe, a good size single room and a contemporary family bathroom. The enclosed rear garden is low maintenance with artificial grass and a patio area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating, two allocated parking spaces and a remaining balance of a NHBC building warranty.

Construction Materials: Brick.

Council Tax: Band C

Energy & Gas Supplier: EDF Energy

Water & Sewerage Supplier: Anglian Water

Broadband Supplier: Sky

Broadband Speed: 152 Mb/s

Mobile Signal/ Coverage: Current owners use O2 with no issues.

- Tucked away on a close-knit development
- Attractive three bedroom end terraced family home
- Spacious lounge boasting a beautiful floor to ceiling bay window
- Modern kitchen with quartz worktops and integrated appliances
- Beautiful example of a generously sized master bedroom boasting an en suite
- Low maintenance rear garden and allocated parking
- Walking distance to local amenities & St Neots town centre
- On the doorstep of St Neots golf course
- Short distance to Crosshall Junior school
- Great road links to A1, A421 & A428

### 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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3



2



2



B





Floor Plan

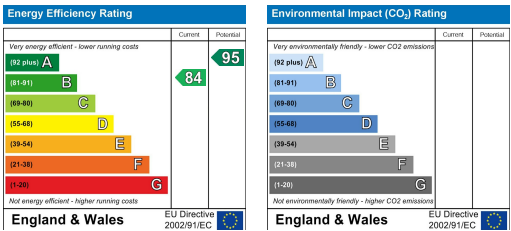


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for R.E. Estate Agents, REF: 1237172. © rickcom 2025.

Area Map



Energy Efficiency Graph



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