



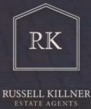
RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



# 55 Whinfell Close

Eaton Socon, St. Neots, PE19 8AB

Offers in excess of £475,000

\*\*\* AWAITING MY NEXT FAMILY \*\*\* Within a short drive of St Neots train station, this rare opportunity of a four-bedroom detached family home is situated in the sought after area of Eaton Socon. On the doorstep of local amenities, this highly desirable family home comprises a hallway, a fully fitted home office, separate utility/cloakroom with fitted units, a generously sized lounge and a pristine kitchen family room with patio doors overlooking the rear garden. The kitchen offers a range of high and low level soft close units, quartz worktops, a breakfast bar, an electric induction hob, electric oven, integrated fridge freezer and dishwasher.

Upstairs presents a spacious landing area, four well-kept double bedrooms with the master featuring an en suite and a fully tiled family bathroom. The private landscaped rear garden has artificial grass, shrub borders and a large stone patio area perfect for hosting. This freehold property further benefits from gas central heating, double glazing, a single garage and a driveway with ample parking.

Type of Construction Materials: Brick.

Council Tax: Band E.

Energy Supplier: EDF Energy.

Water & Sewerage Supplier: Anglian Water.

Broadband Supplier: BT (Fibre directly into the home).

Management Company: Crabtree Property Services.

Management Cost: Approx. £230.00 per Annum.

- An ideal home for first time buyers or a growing family
- Situated in the highly sought after area of Eaton Socon
- An attractive four-bedroom detached family home
- Fully fitted home office with bespoke furnishing
- Stunning kitchen/ family room featuring quartz worktops and integrated appliances
- Generously sized well kept principal bedroom boasting an en suite
- Landscaped rear garden with artificial grass and a large stone patio area perfect for hosting
- Single garage with a hardstanding driveway offering ample parking
- Short drive to the train station which has access to London Kings Cross
- Surrounded by local amenities and on the doorstep of the A1 routes

## Viewing

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



4



2



3



B



BRITISH  
PROPERTY  
AWARDS

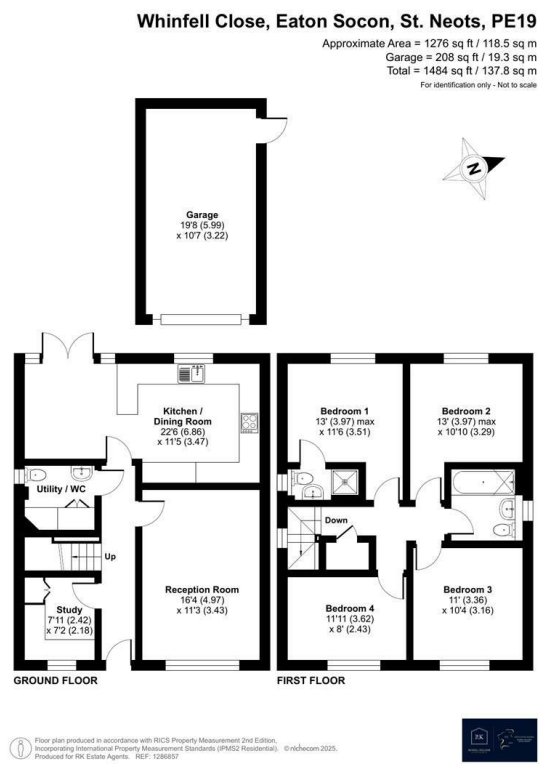
GOLD WINNER

ESTATE AGENT

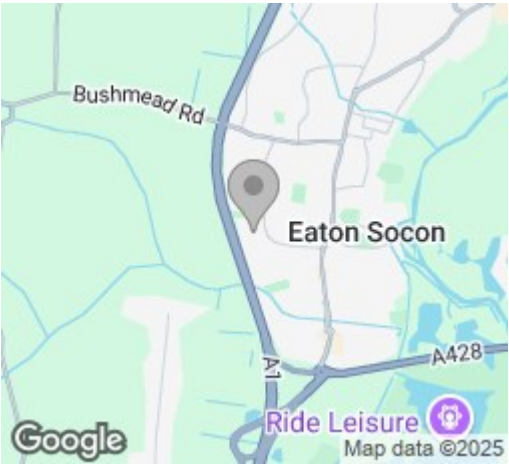




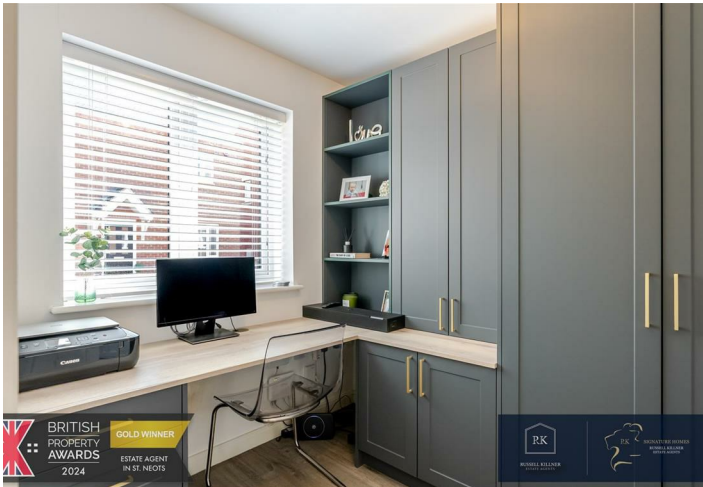
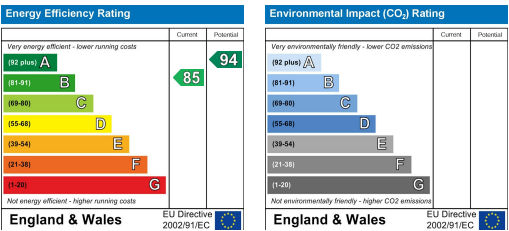
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.