



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 £450,000

*** 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.



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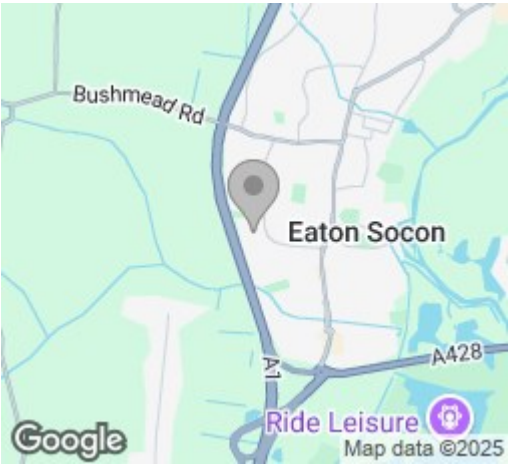
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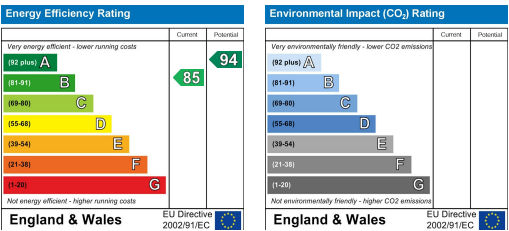
Floor Plan



Area Map



Energy Efficiency Graph



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