



RUSSELL KILLNER
ESTATE AGENTS



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



22 Angles Drive , Buckden, PE19 5WH Offers in excess of £325,000

*** FANTASTIC OPPORTUNITY FOR A FIRST TIME BUYER *** Situated in the sought after village of Buckden, this spacious three bedroom semi detached family home comprises a hallway, generously sized lounge, a traditional kitchen family room and a downstairs cloakroom. The modern kitchen with a separate utility area housing a freestanding washing machine, boasts a range of high and low level soft closed units, a gas hob, electric oven, space for a freestanding fridge freezer and dishwasher.

Upstairs features a landing area, a contemporary family bathroom, three spacious bedrooms with the master featuring a fitted wardrobe and en suite. The enclosed rear garden is mainly laid to lawn with shrub borders and a patio area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating, a hardstanding driveway with ample parking and the remaining balance of a NHBC building warranty.

Management Company: Trinity Estates
Service Charge Approx. £257.34 Per Annum

Type of Construction Materials: Brick.
Council Tax: Band C.
Energy Supplier: Octopus Energy.
Water & Sewerage Supplier: Anglian Water.
Broadband Supplier: Sky.

- Situated in the sought after village of Buckden
- Fantastic opportunity for a first time buyer or growing family
- Desirable generously sized three bedroom semi detached family home
- Traditional kitchen family room with a utility area and downstairs cloakroom
- Spacious master bedroom featuring a fitted wardrobe and en suite
- Enclosed rear garden with a patio area perfect for entertaining
- Double glazing, Gas central heating & EPC Rating of B
- Remaining balance of a 10 year NHBC warranty from January 2022 build date
- Surrounded by local amenities & Great road links to A1, A421 & A428
- Driving distance to St Neots 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.



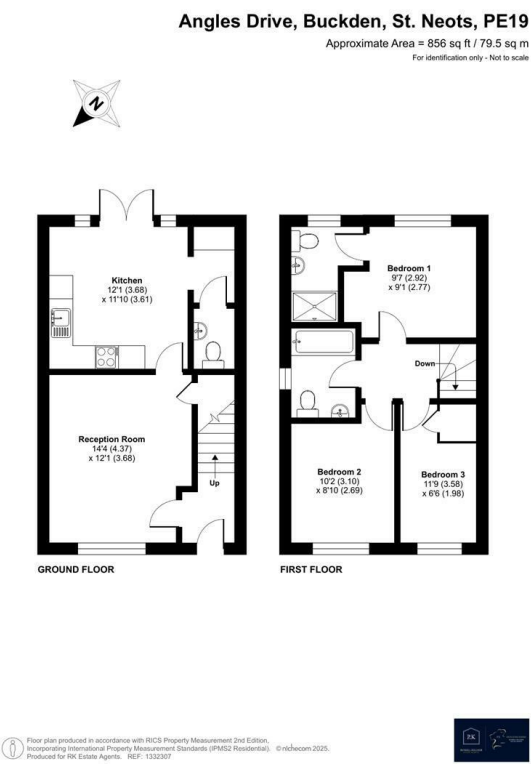
BRITISH
PROPERTY
AWARDS

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



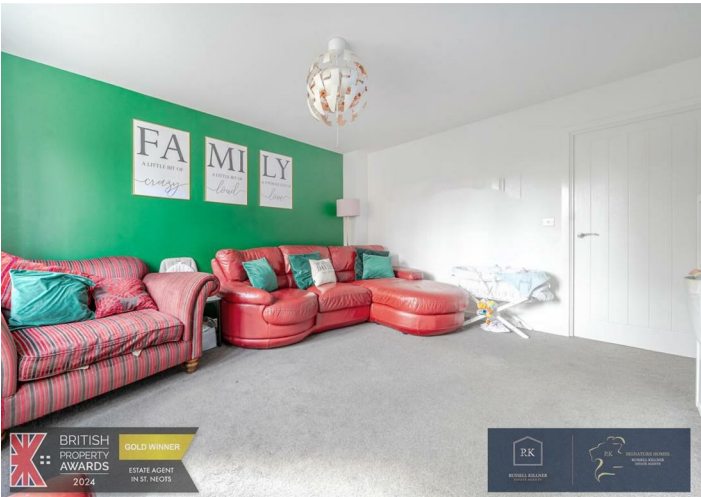
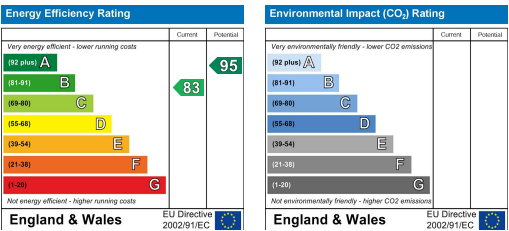
Floor Plan



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.