



RUSSELL KILLNER
ESTATE AGENTS



417 Great North Road

Eaton Ford, St. Neots, PE19 7GH

Offers in excess of £300,000

*** SOUTH FACING LANDSCAPED REAR GARDEN *** Situated in a highly sought after cul de sac location, this rarely available pristine two bedroom semi detached property comprises an entrance hall with a downstairs cloakroom, a modern kitchen and a generously sized lounge/ diner with French doors overlooking the rear garden. The kitchen offers a range of high and low level soft closed units, a pantry, an electric hob, electric oven, space for a freestanding washing machine and full height fridge freezer.

Upstairs offers an open landing area, a beautiful example of a generously sized master bedroom boasting an en suite, a second double bedroom and a contemporary family bathroom. The south facing landscaped rear garden is low maintenance with artificial grass and a decking area perfect for entertaining. This freehold property further benefits from double glazing, gas central heating, a single garage and driveway.

Management Company: Management Company Services Ltd.
Service Charge Approx. £812.14 Per Annum

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

- Situated in a highly sought after cul de sac location
- Rarely available pristine two bedroom semi detached property
- Spacious lounge/ diner with French doors overlooking the rear garden
- Beautiful example of a generously sized master bedroom boasting an en suite
- South facing rear garden with a decking area perfect for entertaining
- Single garage and driveway in a private courtyard area
- 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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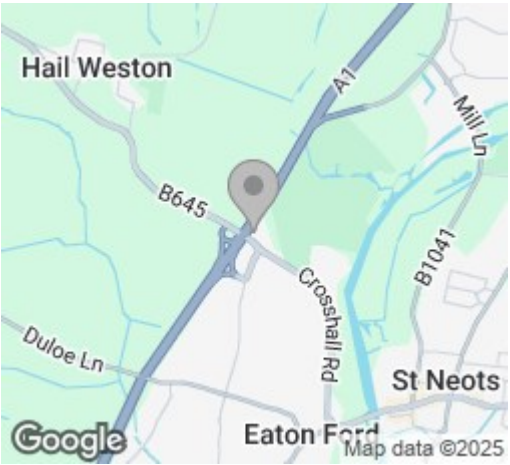
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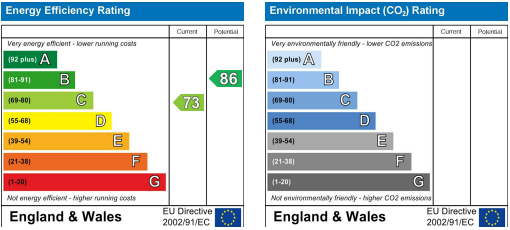
Floor Plan



Area Map



Energy Efficiency Graph



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