



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2025

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



RUSSELL KILLNER  
ESTATE AGENTS



SIGNATURE HOMES  
RUSSELL KILLNER  
ESTATE AGENTS

# 11 Booth Way

Little Paxton, St. Neots, PE19 6JU

Offers in excess of £325,000

\*\*\* RARE CHAIN-FREE PROPERTY DON'T MISS OUT! \*\*\* Situated in the highly sought-after village of Little Paxton, this spacious three-bedroom semi-detached family home offers comfortable living in a popular community setting. The property features an inviting hallway leading to a generous lounge and a bright kitchen/ dining area fitted with a range of high and low-level units, gas hob, and electric oven. A single patio door opens out to the west-facing rear garden, with the added convenience of side access and a useful storage cupboard in the kitchen.

Upstairs, the home provides three well-proportioned bedrooms, each offering ample space, along with a family bathroom and an open landing area. This freehold property further benefits from double glazing, gas central heating, a single garage, and is being offered with no onward chain, making it an excellent opportunity for families, first-time buyers, or investors.

Type of Construction Materials: Brick/ Block.  
Council Tax: Band C.  
Energy Supplier: E. ON  
Water & Sewerage Supplier: Anglian Water.  
Broadband Supplier: N/A Vacant.  
Broadband Speed: Unknown Vacant.  
Mobile Signal/ Coverage: Unknown Vacant.  
Parking: Single Garage.

- Offered with no onward chain, creating a smooth and stress-free purchase opportunity
- Spacious three-bedroom semi-detached home in the highly sought-after village of Little Paxton
- Generous lounge and bright kitchen/ dining area with a range of units, gas hob & electric oven
- Three well-proportioned bedrooms and a family bathroom off an open landing area
- West-facing rear garden with patio door access, perfect for afternoon and evening sunshine
- Freehold property with double glazing and gas central heating throughout
- Includes a single garage, ideal for parking or additional storage
- Minutes from local amenities including a doctor's surgery, convenience store & primary school
- Moments from the stunning Paxton Pits Nature Reserve perfect for scenic walks and wildlife lovers

## 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



RUSSELL KILLNER  
ESTATE AGENTS



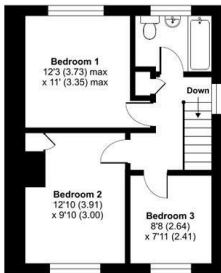
SIGNATURE HOMES  
RUSSELL KILLNER  
ESTATE AGENTS



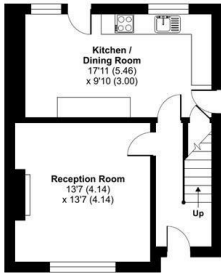
Floor Plan

Booth Way, Little Paxton, St. Neots, PE19

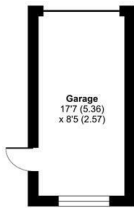
Approximate Area = 897 sq ft / 83.3 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1047 sq ft / 97.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



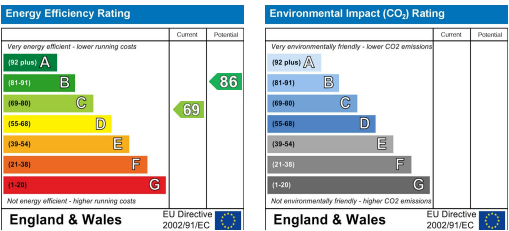
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for R.E. Estate Agents, REF: 1385106.



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.