



Sambar Close, Eaton Socon, PE19 8QG
Offers Over £525,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****ATTRACTIVE FOUR BEDROOM
DETACHED AND EXTENDED FAMILY
HOME WITH DETACHED DOUBLE
GARAGE*****

Latcham Dowling Estate Agents are delighted to offer for sale this gorgeous 'Neo Georgian' style detached family home, situated at the end of this select cul-de-sac and within the catchment area for the ever sought after Crosshall School.

Having been extended over two floors to the rear, this lovely property offers flexible and versatile accommodation including a fabulous open plan kitchen/ family and dining room with direct access out to the garden, a separate utility room, spacious living room and a double glazed conservatory. On the first floor, there are four well proportioned bedrooms (with an en suite to the principle bedroom and an extended study/ office space to bedroom three) and a family bathroom.

Outside offers a large and fully enclosed landscaped garden over 60' in length, a detached double garage and a double width driveway providing off road parking.

Viewing is essential to fully appreciate this brilliant family home and the location on offer!!

Entrance Via

Entrance Hall
12'3 max x 6'2 (3.73m max x 1.88m)

Cloakroom
5'2 x 2'7 (1.57m x 0.79m)

Living Room
18'7 x 11'9 (5.66m x 3.58m)

Conservatory
10'6 x 10'3 (3.20m x 3.12m)





Kitchen/ Family Room
19'3 x 13'0 max (5.87m x 3.96m max)

Dining Area
9'10 x 8'9 (3.00m x 2.67m)

Utility Room
5'10 x 5'1 (1.78m x 1.55m)

First Floor Landing

Bedroom One
12'5 x 11'6 (3.78m x 3.51m)

En Suite Shower Room
5'9 x 5'8 (1.75m x 1.73m)

Bedroom Two
11'7 maz x 10'6 (3.53m maz x 3.20m)

Bedroom Three
9'10 x 7'10 plus 8'11 x 7'7 (3.00m x 2.39m plus 2.72m x 2.31m)

Bedroom Four
7'9 x 6'9 (2.36m x 2.06m)

Bathroom
7'8 max x 5'10 (2.34m max x 1.78m)

Rear Garden

Double Garage
17'4 x 16'0 (5.28m x 4.88m)

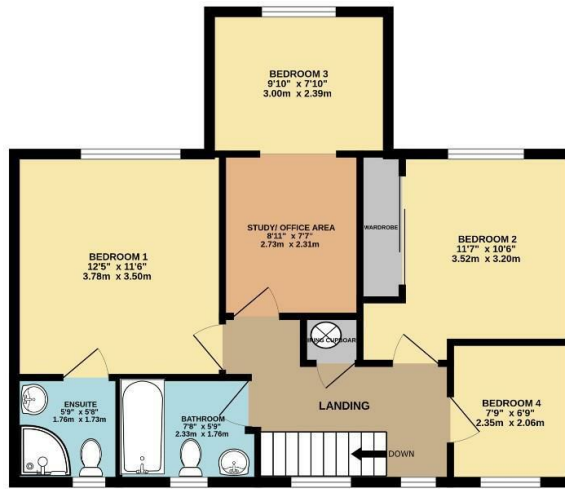
Front Of Property



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

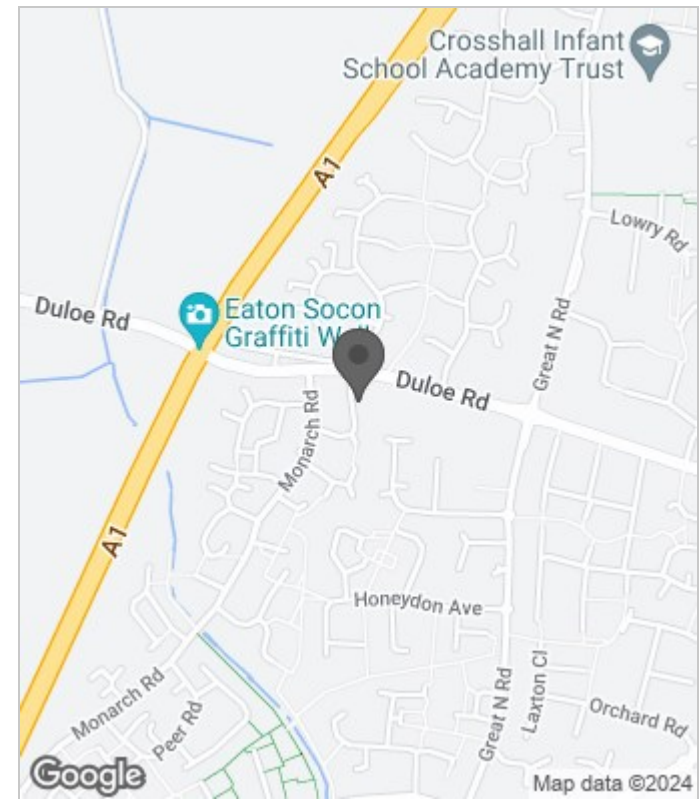


1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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