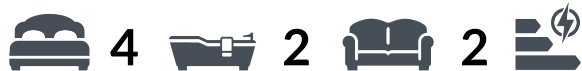




Kenilworth Close, Eaton Socon, PE19 8HU

Offers Over £400,000



LATCHAM —————
————— **DOWLING**

ESTATE AGENTS

Situated at the end of this popular cul-de-sac, this impressive semi detached family home has been extended to the ground and first floor and now offers extremely well proportioned accommodation including a 23' lounge (with French doors opening out to the rear garden), separate dining room which in turn leads to the lovely kitchen (also with French doors opening out to the rear garden) and a separate utility room. On the first floor there is a large master bedroom suite which offers a walk in wardrobe and an en suite shower room, three further bedrooms (two of which are also doubles) and a re-fitted family bathroom. This lovely home is presented in excellent decorative order throughout and boasts an integrated alarm system, re-fitted family bathroom and a 'Worcester' gas fired combination boiler (installed in January 2021) with 'Hive' heating control. Outside, there is a fully enclosed South facing and landscaped rear garden with decking and patio areas that are perfect for entertaining. A shingle driveway to the front that provides off road parking for two cars and leads to a very useful gated area to the side of the property that provides a really useful and secure storage area. Viewing is essential to really appreciate this fantastic family home.

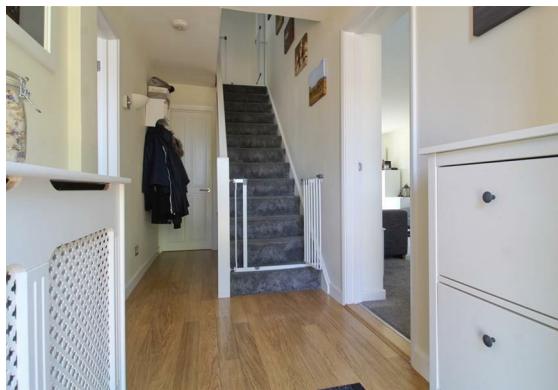
Entrance Via

Entrance Hall
16'10 x 5'4 (5.13m x 1.63m)

Living Room
23'1 x 10'8 (7.04m x 3.25m)

Dining Room
12'6 x 10'10 (3.81m x 3.30m)

Kitchen
10'11 x 10'9 (3.33m x 3.28m)





Utility Room
10'10 x 5'5 (3.30m x 1.65m)

First Floor Landing
8'4 x 4'10 (2.54m x 1.47m)

Bedroom One
16'8 x 10'8 (5.08m x 3.25m)

En Suite Shower Room
7'8 x 6'0 (2.34m x 1.83m)

Bedroom Two
12'6 x 9'0 (3.81m x 2.74m)

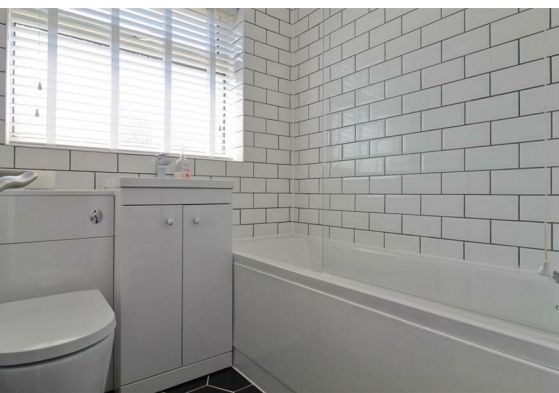
Bedroom Three
11'2 max x 10'0 (3.40m max x 3.05m)

Bedroom Four
9'2 x 6'11 (2.79m x 2.11m)

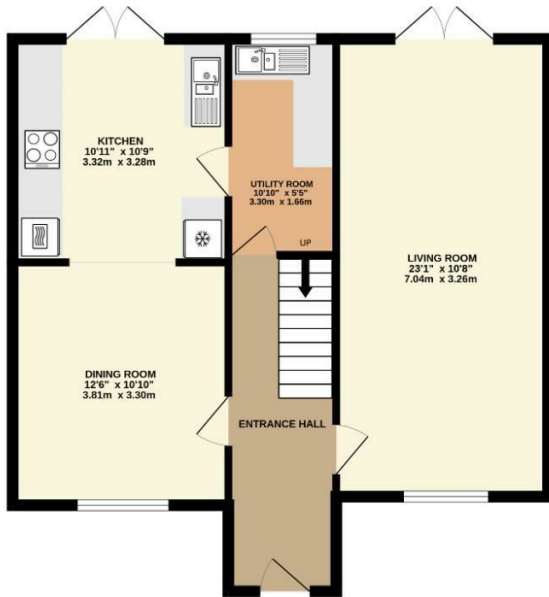
Family Bathroom
5'10 x 5'7 (1.78m x 1.70m)

Rear Garden

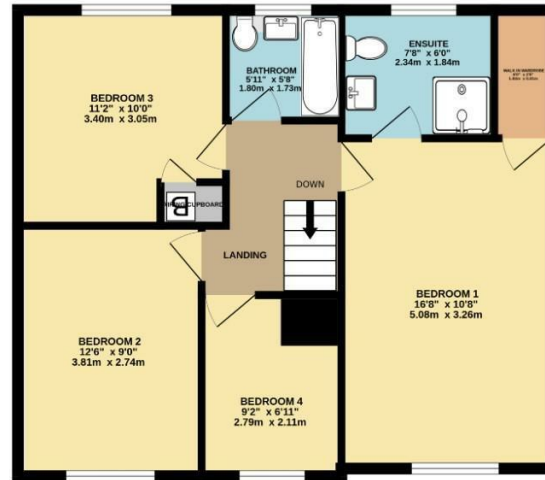
Front Of Property



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

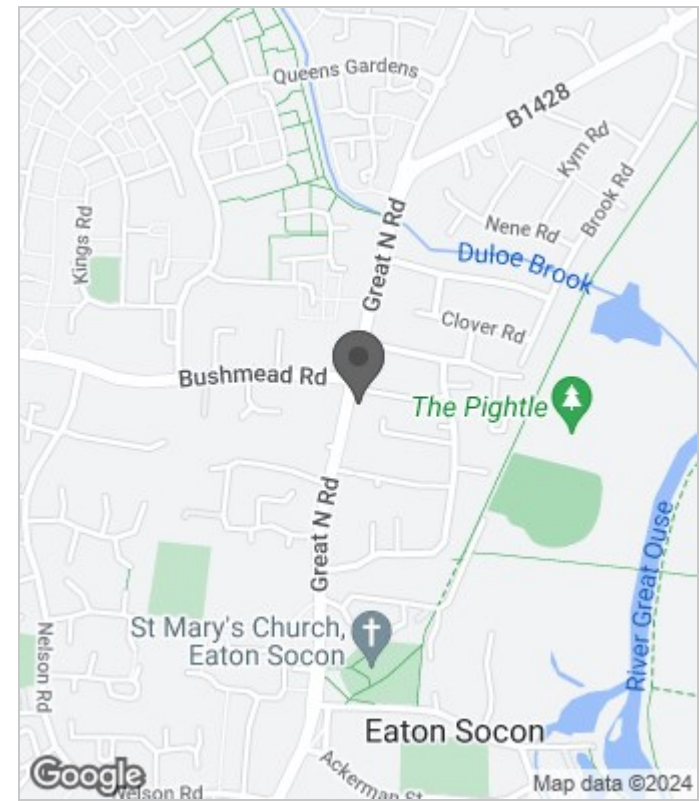


1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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		
(69-80) C		
(55-68) D		
(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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