



Cambridge Street, St. Neots, PE19 1PL
£885,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****INDIVIDUALLY DESIGNED FIVE BEDROOM DETACHED EXECUTIVE STYLE FAMILY HOME IN AN ENVIABLE NON-ESTATE LOCATION WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE AND MAINLINE STATION*****

Set within an established and private plot of approximately 0.12 acres, this striking three storey family residence offers the fantastic combination of an extremely convenient and practical location, along with the privacy and seclusion offered within this sought after non estate location.

This handsome property sits well back from the road and is approached via a gated shingle driveway providing off road parking for around six cars. Once inside, there are three separate reception rooms, including a large dual aspect living room with an impressive Inglenook style open fireplace and a separate 19' x 13' dual aspect dining room, in addition there is a lovely open plan kitchen/ breakfast room with separate utility room.

On the first floor, there are four of the five bedrooms (with the principal bedroom offering triple wardrobes and an en suite bathroom) and the family bathroom; and then up on the top floor is another well proportioned double bedroom with an en suite bathroom.

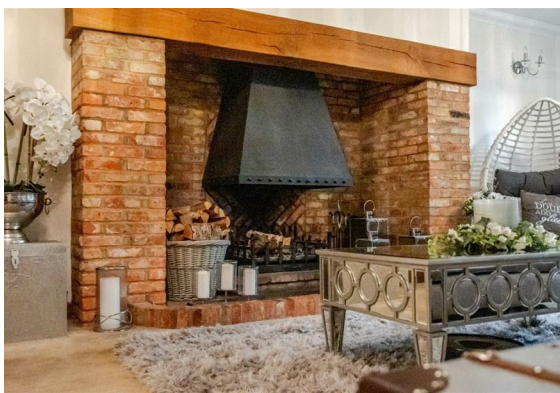
There is a private and low maintenance rear garden, enclosed by brick walling and timber panel fencing and laid to an extensive artificial lawn with timber decking and a large raised timber pergola.

Viewing is absolutely essential to fully appreciate the convenience of the location and the generous accommodation on offer.

Entrance Via

Entrance Hall

15'1 x 9'0 max (4.60m x 2.74m max)





Cloakroom
6'3 x 3'4 (1.91m x 1.02m)

Study
10'8 x 7'4 (3.25m x 2.24m)

Living Room
22'10 x 13'0 (6.96m x 3.96m)

Dining Room
19'2 x 13'0 (5.84m x 3.96m)

Kitchen/ Breakfast Room
16'10 max x 14'3 max (5.13m max x 4.34m max)

Utility Room
9'9 x 5'2 (2.97m x 1.57m)

First Floor Landing
17'9 x 8'11 (5.41m x 2.72m)

Bedroom One
16'7 x 13'0 (5.05m x 3.96m)

En Suite Bathroom
9'5 x 5'6 (2.87m x 1.68m)

Bedroom Three
12'11 x 12'7 (3.94m x 3.84m)

Bedroom Four
17'3 max x 10'2 max (5.26m max x 3.10m max)

Bedroom Five
10'3 x 7'4 (3.12m x 2.24m)

Family Bathroom

Second Floor Landing

Bedroom Two
13'11 x 11'4 (4.24m x 3.45m)

En Suite Bathroom
7'4 x 7'8 max (2.24m x 2.34m max)

Rear Garden

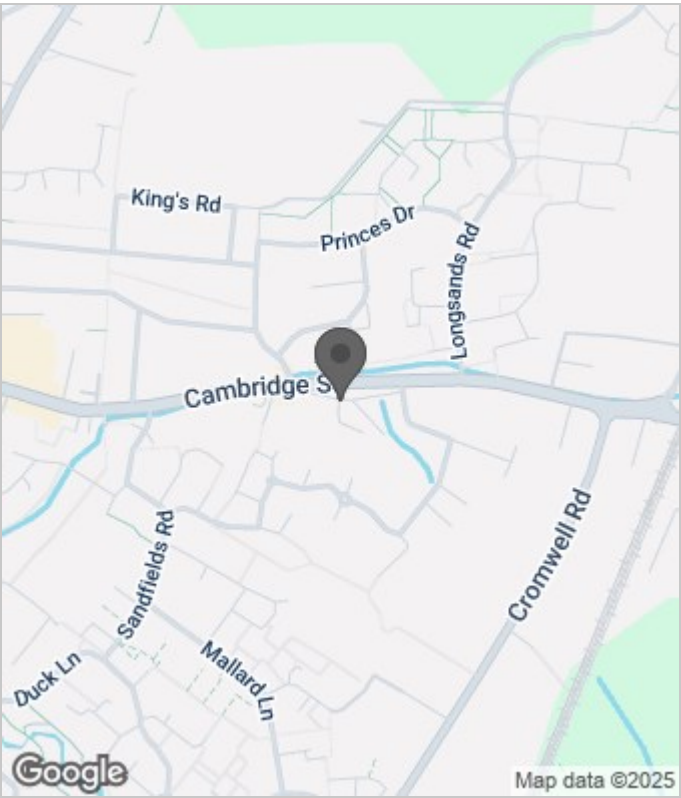
Front Of Property



Cambridge Street, St. Neots, PE19

Approximate Area = 2348 sq ft / 218.1 sq m
Limited Use Area(s) = 236 sq ft / 21.9 sq m
Total = 2584 sq ft / 240 sq m

For identification only - Not to scale



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	64	75
EU Directive 2002/91/EC		

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