



Vanessa Newman
Property Agents

Tel: 01480 260 944

27a New Street, St. Neots, Cambridgeshire,

PE19 1AE

info@vnpa.uk



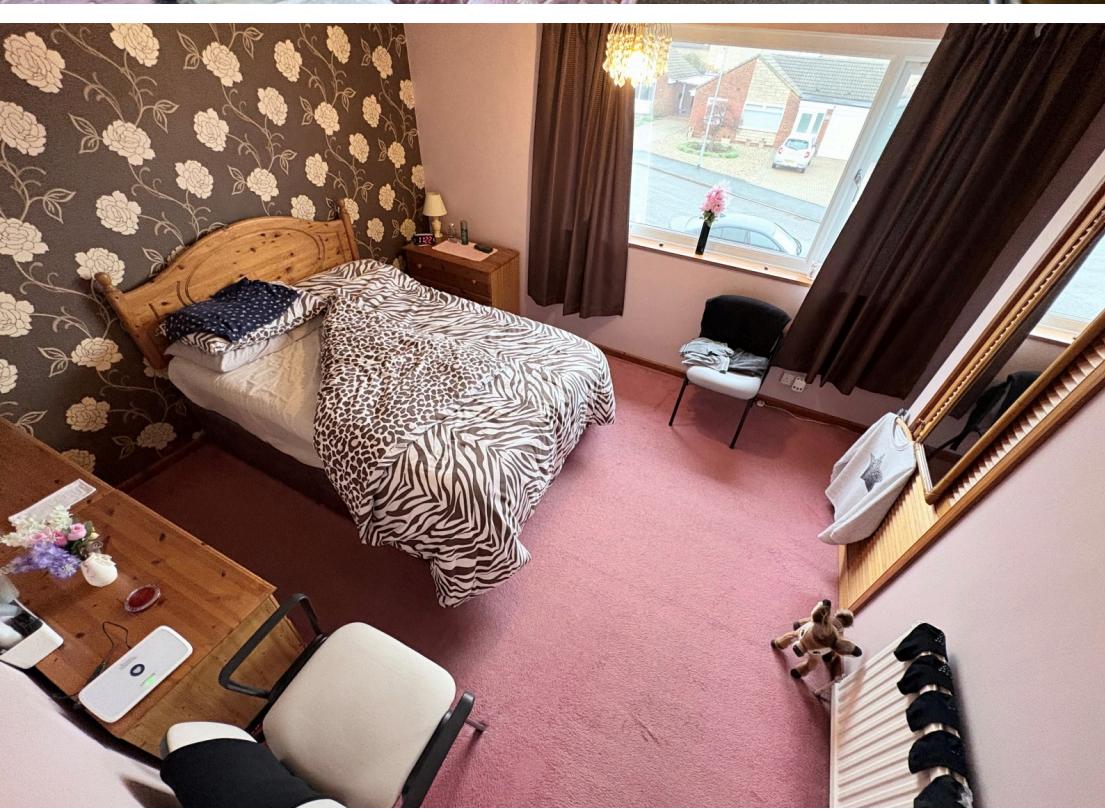
HAYLING AVENUE, LITTLE PAXTON, PE19 6HG

GUIDE PRICE £375,000

An extended family home situated in a highly sought-after location within Little Paxton village, conveniently within walking distance of Little Paxton Primary School and Paxton Pits Nature Reserve. The accommodation comprises an entrance hall, galley-style kitchen, a good-sized living room, separate dining room, and a home office. There is a ground floor WC, along with a family bathroom on the first floor. All four bedrooms are generously proportioned, making the property ideal for family living. Key features include

- Semi Detached Family Home
- 4 Bedrooms
- Separate Living Room and Dining Room
- Office Space
- Ground Floor WC
- First Floor Family Bathroom
- Replacement Double Glazing and Boiler
- Front Side and Rear Gardens
- Garden Workshop
- Driveway and Garage





The property has benefited from a number of improvements, including replacement windows and doors, along with an updated central heating boiler.

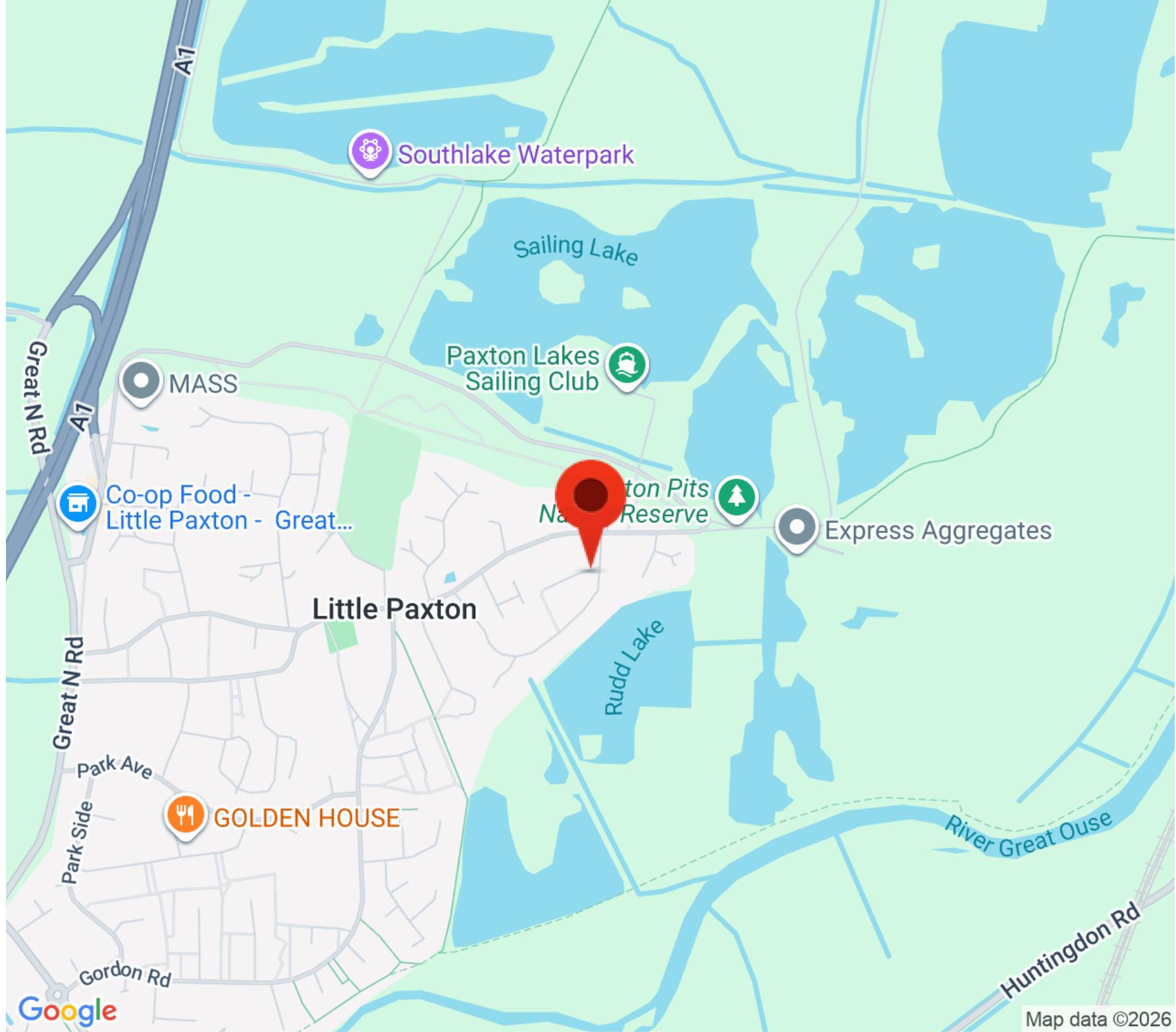
Additional features include cavity wall insulation and a fully boarded loft space, accessible via a pull-down ladder, providing valuable storage.

Externally, small front and side garden areas lead to a fully enclosed, west-facing rear garden. At the bottom of the garden there is a driveway providing off-road parking, a single garage, and a prefabricated workshop positioned along the rear boundary.

While the property has benefited from a number of improvements, the interior offers an excellent opportunity for modernisation and personalisation to create a home tailored to individual tastes. Viewings are highly recommended.









Vanessa Newman
Property Agents