



**Connells**

Monarch Road  
Eaton Socon St. Neots



## Property Description

### Entrance Hall

Double glazed door to front. Radiator. Stairs to upper floor.

### Cloakroom

Low-level WC and wash hand basin. Tiled splashbacks.

### Lounge

21' 3" max x 12' 8" max ( 6.48m max x 3.86m max )

Double glazed windows to front and rear. Double glazed French doors to rear. Radiator.

### Dining Room

10' 6" x 8' 11" ( 3.20m x 2.72m )

Double glazed window to rear. Radiator.

### Family Room

16' 9" x 10' 6" ( 5.11m x 3.20m )

Double glazed window to front.

### Kitchen

10' 3" x 9' 3" ( 3.12m x 2.82m )

Double glazed window to rear. Double glazed door to rear. Fitted kitchen with wall and base units and roll-top worktops over. Inset sink / drainer. Space for cooker and plumbing for dishwasher. Leading through to Breakfast Room.

### Breakfast Room

9' 4" x 7' 7" ( 2.84m x 2.31m )

Leads through to kitchen.

## Landing

Stairs from hallway. Airing cupboard.

## Master Bedroom

12' 4" x 10' 7" ( 3.76m x 3.23m )

Double glazed window to front. Radiator.

## En-Suite

Double glazed window to rear. Low-level WC and wash hand basin.

## Bedroom Two

12' 8" x 9' 7" ( 3.86m x 2.92m )

Double glazed window to front. Radiator.

## Bedroom Three

13' 6" x 8' 3" ( 4.11m x 2.51m )

Double glazed window to rear. Radiator.

## Bedroom Four

9' 11" x 9' 3" ( 3.02m x 2.82m )

Double glazed window to front. Radiator.

## Bathroom

Double glazed window to rear. Low-level WC, wash hand basin and panelled bath with shower over. Radiator.

## Front Garden

Driveway with off-road parking. Mainly laid to lawn.

## Rear Garden

Fully enclosed rear garden. Paved patio area. Mainly laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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