



RUSSELL KILLNER  
ESTATE AGENTS



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## 6 Gazelle Close

Eaton Socon, St. Neots, PE19 8QF

Offers in excess of £350,000

Gazelle Close is situated within the popular residential area of Eaton Socon, offering convenient access to the A1 road links, making it ideal for commuters and those travelling across the region.

The property is within walking distance of a number of everyday amenities including a Co-operative convenience store, Crosshall Junior School, a veterinary practice and a local doctors' surgery, providing everything needed for day-to-day living.

For those commuting to London or the North, St Neots mainline train station is just a short drive away and offers regular direct services to London Kings Cross.

A short distance from the property is St Neots town centre, which offers a wide selection of high street shops, restaurants, bars and a multi-screen cinema, creating a vibrant social hub.

For leisure and outdoor enjoyment, residents can take advantage of the beautiful riverside walks along the River Great Ouse, Riverside Park, and the much-loved St Neots miniature railway, making it a wonderful area for families and those who enjoy outdoor living.

- Situated within a highly sought-after cul-de-sac in the popular residential area of Eaton Socon
- Beautifully presented three-bedroom detached family home offering spacious and versatile accommodation
- Generous bay-fronted lounge/dining room with feature fireplace, perfect for relaxing evenings and entertaining
- Bright conservatory overlooking the rear garden, creating an additional reception space filled with natural light
- Contemporary kitchen featuring soft-close units and space for all essential appliances, thoughtfully designed for modern family living
- Three well-proportioned bedrooms, including a spacious principal bedroom and built-in storage to bedroom two
- Stylish modern family bathroom featuring a walk-in double shower
- Private west-facing rear garden with patio seating area, ideal for summer entertaining and outdoor dining

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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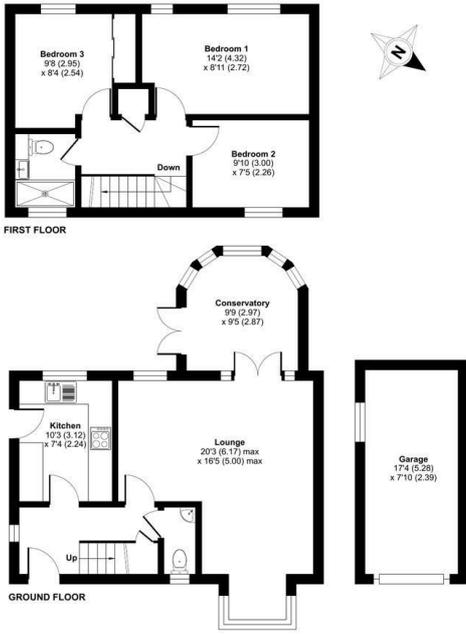
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# Floor Plan

## Gazelle Close, Eaton Socon, St. Neots, PE19

Approximate Area = 1060 sq ft / 98.4 sq m (includes garage)  
For identification only - Not to scale

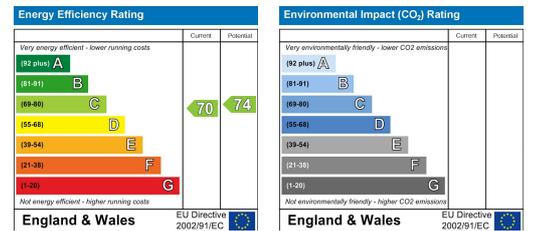


Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©Inbriem 2023. Produced for Rk Estate Agents. REF: 999752

# Area Map



# Energy Efficiency Graph



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