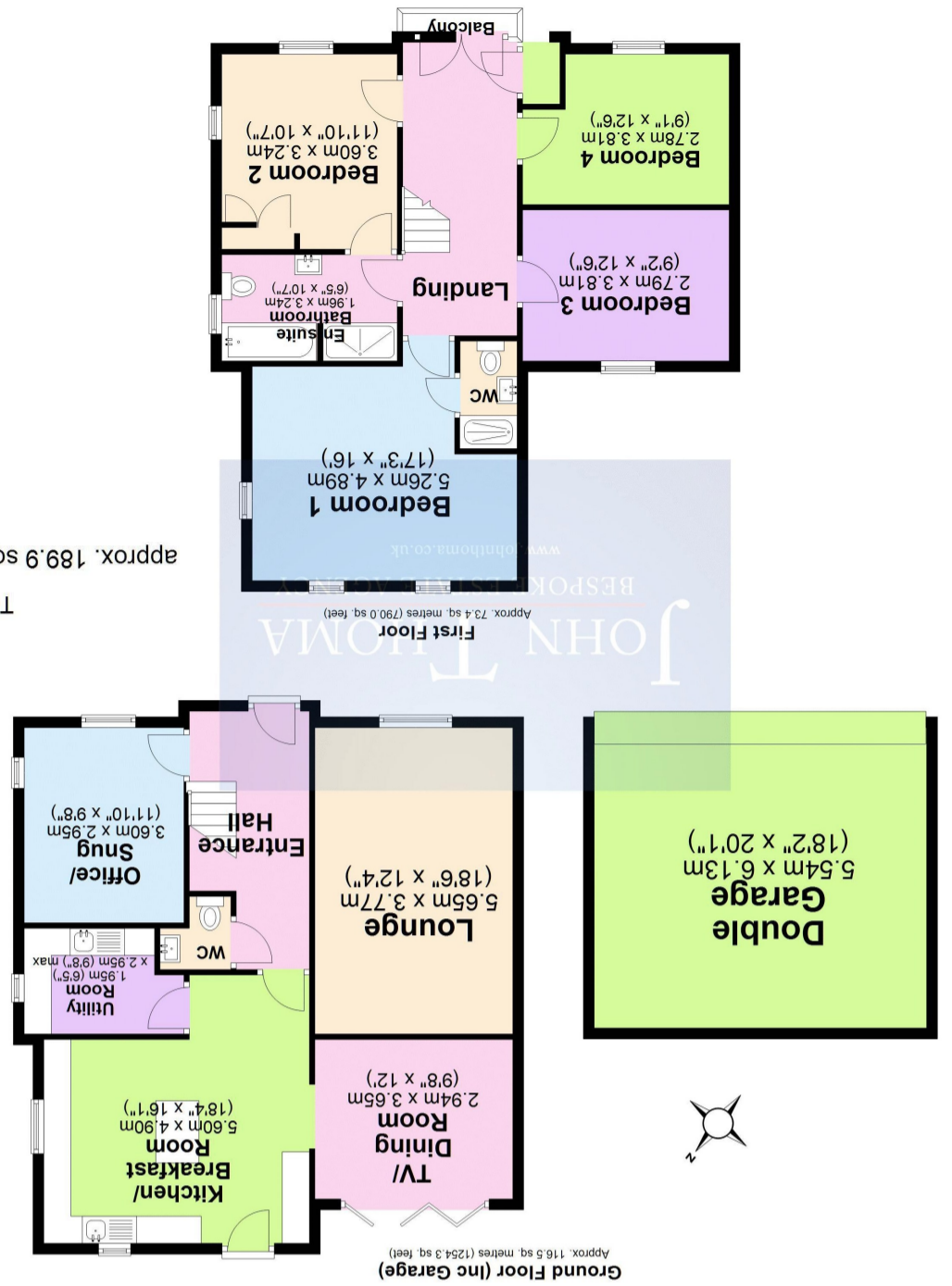


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Council Tax Band: E (Huntingdonshire)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 85 B | |
| | | | 93 A |

Total area: approx. 189.9 sq. metres (2044.3 sq. feet)





Set within a highly desirable part of St. Neots, the property is close to the town centre, restaurants, amenities, sought-after schools and a brand-new David Lloyd leisure centre, while also being within walking distance of the mainline station providing direct access to London in around 50 minutes.

On entering the property, you will notice that the entire ground floor is one level and has been finished flawlessly in upgraded Amtico flooring throughout. There are three reception rooms. The main lounge is large (18'6" x 12'4") with windows to the front and side aspects. There is an office/snug adjacent to the lounge (11'11" x 9'8") which is perfect for working from home.

The kitchen/breakfast room is an excellent size (18'4" x 16'1") with upgraded quartz work surfaces, high-quality Neff appliances, an island with bar stools, additional units and a work surface which the new build 'Winster' homes do not include. You will also find an external door to the rear garden. Within this space there is the tv/dining room (9'8" x 11'8"), which is configured in an open-plan layout and contains bi-folding doors to the rear garden.

A utility room is directly off the kitchen which includes additional storage units, a separate sink and a window to the side. A guest w/c completes the ground floor.

Upstairs, the home includes four excellent double bedrooms. The master bedroom measures 17'3" x 16'1" and includes fitted sharps wardrobes and a private ensuite shower room. Bedroom two measures 11'9" x 10'7" and has a door into the family bathroom. Bedrooms three and four are both double rooms measuring 12'6" x 9'1" in size.

The family bathroom is excellent having also been upgraded. It is tiled from floor to ceiling in porcelain tiles and includes a double shower, large bath, sink with vanity unit, w/c and towel rail.

Externally, this corner plot has a spacious driveway large enough to park two vehicles in addition to the double garage and side access to the rear. The sunny west facing rear garden has a well-maintained lawn, mature plants and shrubs to the borders and an external door into the garage. A lot of investment has been made in the garden as the current owners had it rotavated, levelled and re-turfed, allowing for superior growth.

The current vendors have invested in many extras listed below:

- 100% wool carpets
- Re-levelled ground floor with premium Amtico flooring
- Neff appliances
- Additional kitchen units
- Quartz worktops
- Fully tiled bathrooms with porcelain tiles
- Substantial investment into the rear garden
- External power sockets
- Upgraded concrete fence posts and gravel boards with increased height (1.8m)
- 7 years LABC warranty



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