



BROWN & CO

5 BLAIR WAY



-5 BLAIR WAY-

Eynesbury | St Neots | PE19 2SN

A well presented four bedroom detached home, attractively positioned within this popular residential area, with driveway parking and a single garage.

Property Highlights

- Detached home - Ideally located for nearby amenities - Well presented accommodation - Driveway parking - Single garage - Four bedrooms - Sought after residential location

House

Ground Floor: Entrance Hallway - Living Room - Kitchen
Breakfast Diner - Guest Cloakroom

First Floor: Landing - Principal Bedroom - En-suite shower room
- Bedroom two - Bedroom three - Bedroom four - Family bathroom

Total: 1122 sq. ft. (104 sq. m)



DETAILED DESCRIPTION

An exciting opportunity to acquire a four bedroom detached family home, conveniently located for nearby amenities and occupying a sought after position within this popular residential area. The well planned accommodation extends to approximately 1122 sq. ft., arranged over two floors, and further benefits from a single garage, driveway parking, and an enclosed, private rear garden.

LOCATION

Blair Way is situated within a well established and popular residential area of St Neots, located approximately 18 miles West of Cambridge and around 50 miles North of central London.

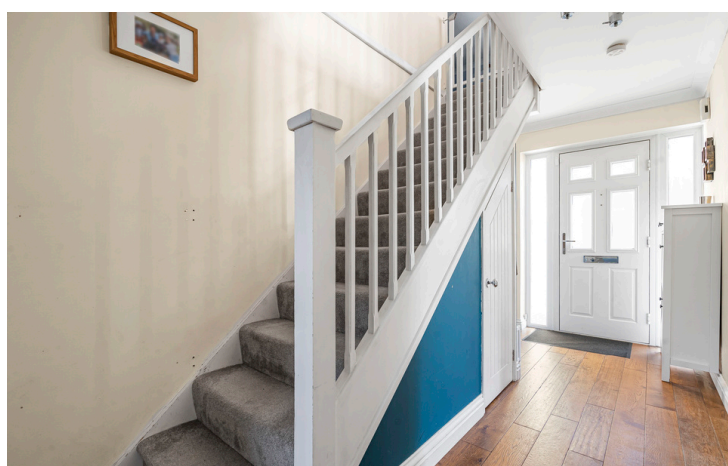
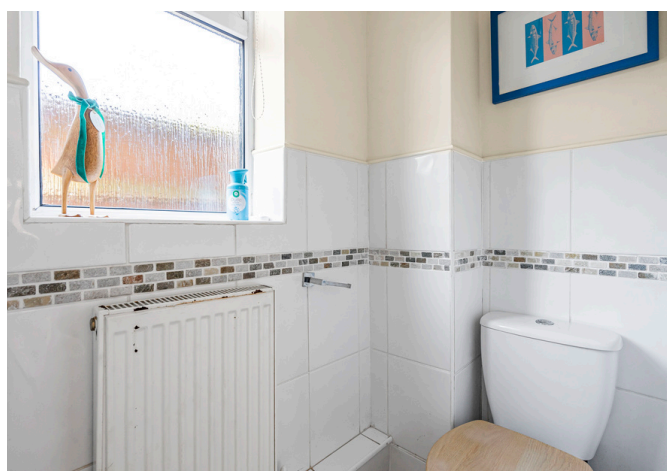
St Neots benefits from excellent transport links. The town's mainline railway station provides regular direct services to London King's Cross. Road connectivity is strong, with the nearby A1 offering convenient access north and south, and onward links to the wider motorway network.

The property is well placed for day to day amenities, with local shops, supermarkets, cafés, and public houses all within easy reach. St Neots town centre provides a comprehensive range of retail, leisure, and dining options, together with healthcare facilities and community services.

Recreational opportunities are a notable feature of the area. The town is set alongside the River Great Ouse, with attractive riverside walks, parks, and open green spaces, including nearby nature reserves and leisure facilities.

Educational provision in St Neots is well regarded, with a range of primary and secondary schools serving the area, alongside further education options. In addition, a selection of respected independent schools can be found within Cambridge and the surrounding region.





ACCOMMODATION GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, wooden flooring, under stairs storage cupboard, stairs to the first floor, doors to

LIVING ROOM

With window to the rear aspect, wooden flooring, French doors to the garden

KITCHEN DINER

With bay window to the front aspect, window to the front aspect, high gloss handleless kitchen with range of eye and base level units, oak counter with under mounted sink and half with chrome mixer tap over, range style five ring gas burning hob with electric oven below and chimney style extractor hood over, integrated appliances include fridge freezer, dishwasher and washing machine, wooden flooring

GUEST CLOAKROOM

With window to the side aspect, low level wc with eco flush button, corner pedestal basin with chrome mixer tap over, part tiled walls

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM

With window to the rear aspect, integral double wardrobes, door to

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with inset basin and chrome mixer tap over, shower cubicle with glass and chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls

BEDROOM TWO

With window to the front aspect

BEDROOM THREE

With window to the front aspect, wood effect flooring

BEDROOM FOUR

With window to the front aspect

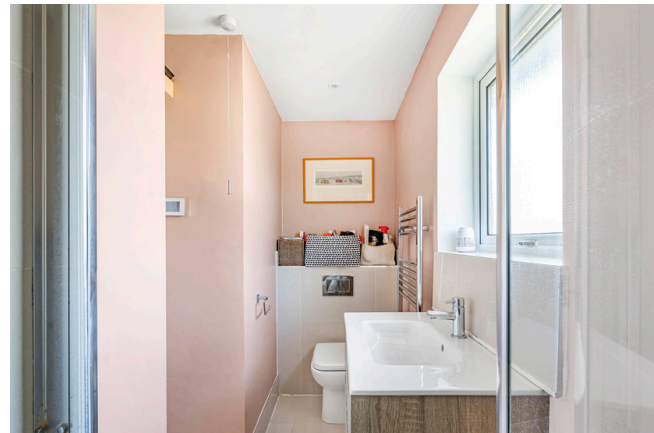
FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin and chrome mixer tap over and panelled 'P' shaped bath with shower over, chrome heater towel rail, tiled walls, wood effect flooring

OUTSIDE

The property is approached via a mature hedgerow planting and an attractive tree, leading to a gravelled parking area and pathway providing access to the entrance door and a gated route to the rear garden. In addition, a paved driveway offers off road parking and access to the single garage.

The fully enclosed rear garden enjoys an easterly aspect and is predominantly laid to lawn. A generous patio seating area extends across the rear of the property, with a gravel pathway leading to gated side access. The garden is complemented by a selection of mature shrubs, external lighting, and a further access door into the single garage.



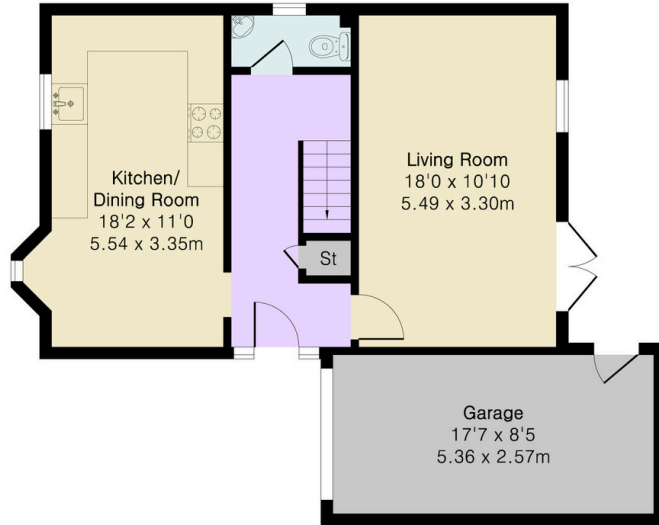


**Approximate Gross Internal Area 1122 sq ft - 104 sq m
(Excluding Garage)**

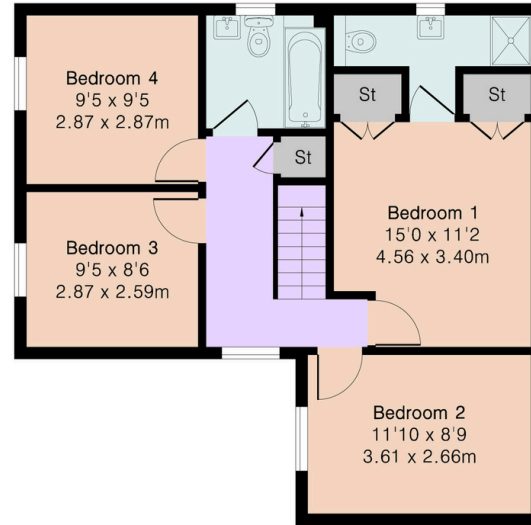
Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 615 sq ft – 57 sq m

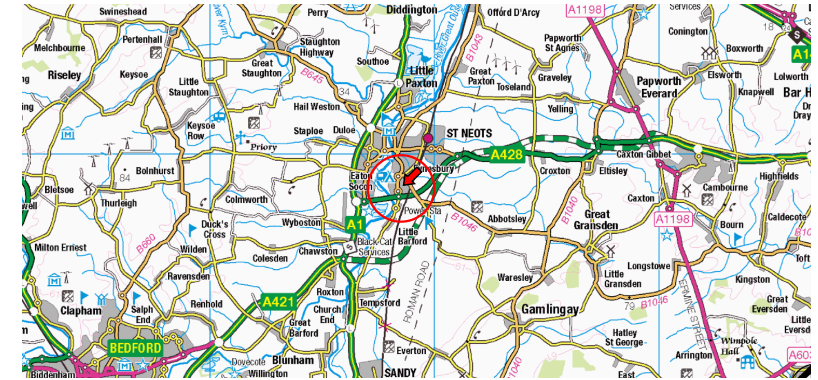
Garage Area 153 sq ft – 14 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: TBC

Council Tax Band: D

EPC: In Progress

Important Information Regarding the Property
Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB89298. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: We are required to disclose that the seller of this property is an employee of Brown&Co, the selling agent.

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager

Office: 01223 659 050
Mobile: 07353 155166
Email: harry.simmonds@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



INTERNATIONAL
AG ALLIANCE

BROWN & CO

Property and Business Consultants