



RUSSELL KILLNER
ESTATE AGENTS



3 Nene Road

Eaton Ford, St. Neots, PE19 7JY

Offers in excess of £375,000

*** ENERGY-EFFICIENT FULLY OWNED SOLAR PANELS *** Situated on a no-through road in the highly sought-after area of Eaton Ford, this impressive extended three-bedroom semi-detached family home offers generous living accommodation and a versatile layout ideal for modern family life. The property welcomes you with an entrance hall leading into an open-plan lounge and dining room, complemented by a charming snug/ family room featuring a skylight and views over the rear garden. The kitchen and utility area provide a range of high and low-level units with space for essential appliances, along with the added convenience of a separate downstairs cloakroom and side access to the driveway.

Upstairs, an open landing leads to three well-proportioned bedrooms, with the master benefiting from built-in wardrobes. A family bathroom and an additional cloakroom complete the first-floor accommodation. The private, enclosed rear garden is mainly laid to lawn with a hardstanding patio area, offering an ideal setting for outdoor dining or relaxation. Additional features include an extended driveway and access to a garage equipped with power.

This freehold property further benefits from double glazing, gas central heating, and fully owned solar panels with a battery system providing enhanced energy efficiency and reduced running costs.

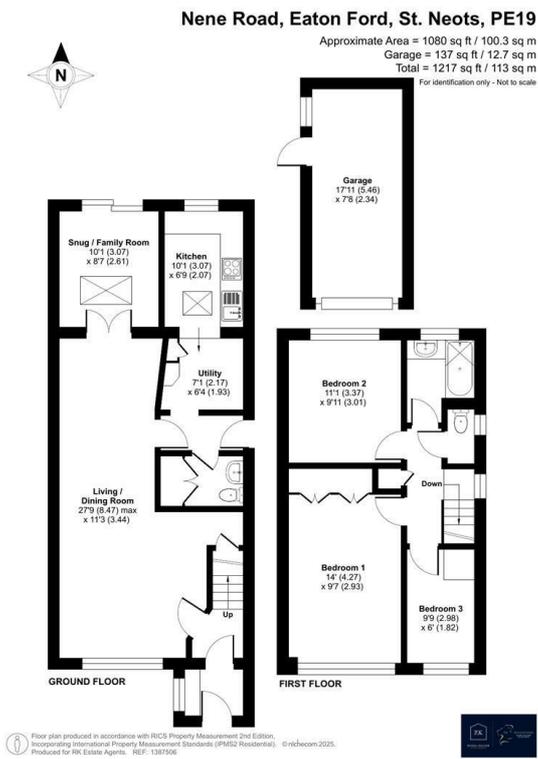
- Extended three-bedroom semi-detached home in a highly sought-after Eaton Ford location
- Spacious open-plan lounge and dining room ideal for modern family living
- Charming snug/ family room with skylight and garden views perfect as a cosy retreat or playroom
- Well-equipped kitchen and utility area with ample storage and space for essential appliances
- Convenient downstairs cloakroom plus side access to the driveway for added practicality
- Three generous bedrooms, with the master featuring built-in wardrobes
- Private rear garden, mainly laid to lawn, complete with a hardstanding patio area for outdoor dining
- Garage with power and an extended driveway offering excellent parking options
- Energy-efficient living with fully owned solar panels and battery system

Viewing

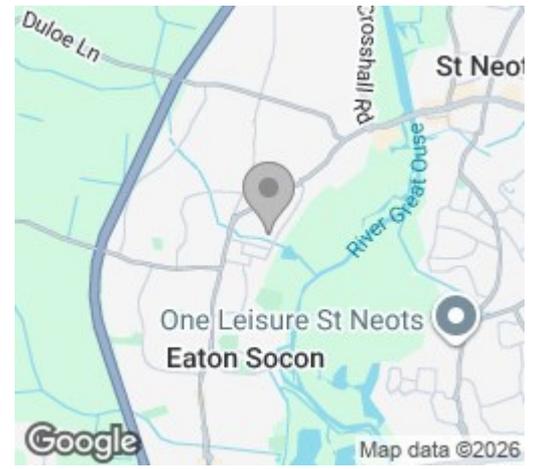
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



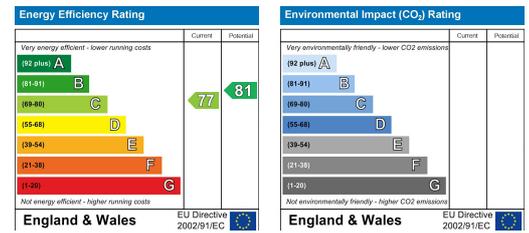
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.