

Princes Drive, St. Neots, PE19 1SN

Offers over £350,000

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LATCHAM DOWLING

ESTATE AGENTS

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME OVERLOOKING A GREEN AREA TO THE FRONT AND WITHIN EASY REACH OF PRIORY JUNIOR SCHOOL, LONGSANDS ACADEMY AND THE MAINLINE TRAIN STATION

Coming to the market for the first time in 30 years, this established and vastly extended family home is situated well away from the main road, with a lovely green space to the front and yet within minutes of all the local amenities, making it perfect for the next family to settle here as well.

With a spacious entrance hall leading to the three reception rooms, a lovely bright kitchen with a separate utility room and a ground floor shower room, then four well proportioned bedrooms and a first floor family bathroom, this wonderful home offers a practical and flexible layout, which could be adapted further to suit any individual needs.

Outside, there is an enclosed and low maintenance rear garden, with a pathway leading to the garage and parking to the rear, an enclosed front garden and lovely views over the green area to the front.

Viewing is essential to appreciate the size, layout and location of this superb family home!!

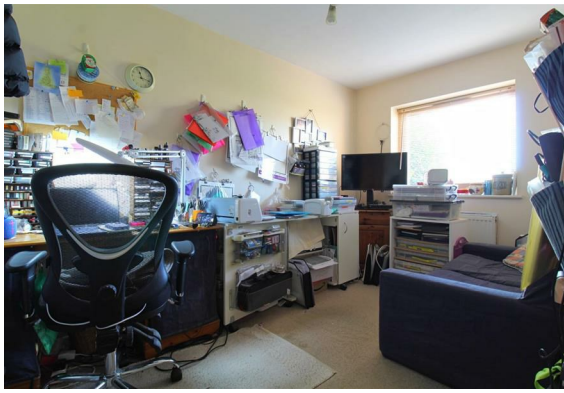
Entrance Via

Entrance Hall
16'10 x 5'9 max (5.13m x 1.75m max)

Living Room
13'11 x 11'3 (max into chimney recess)
(4.24m x 3.43m (max into chimney recess))

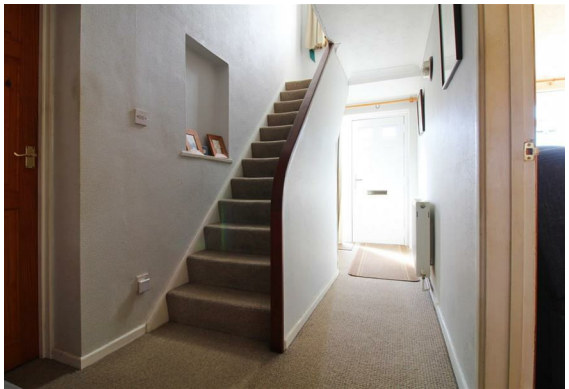
























Dining Room
11'3 x 8'8 (3.43m x 2.64m)

Kitchen
12'0 x 9'1 (3.66m x 2.77m)

Rear Lobby
9'1 x 3'8 (2.77m x 1.12m)

Utility Room
6'7 max x 5'7 max (2.01m max x 1.70m max)

Shower Room
7'9 x 7'5 max (2.36m x 2.26m max)

Study/ Office
12'6 x 7'5 (3.81m x 2.26m)

First Floor Landing

Bedroom One
11'3 x 9'11 (3.43m x 3.02m)

Bedroom Two
12'8 x 9'2 (3.86m x 2.79m)

Bedroom Three
10'7 x 7'5 (3.23m x 2.26m)

Bedroom Four
8'0 x 6'9 (2.44m x 2.06m)

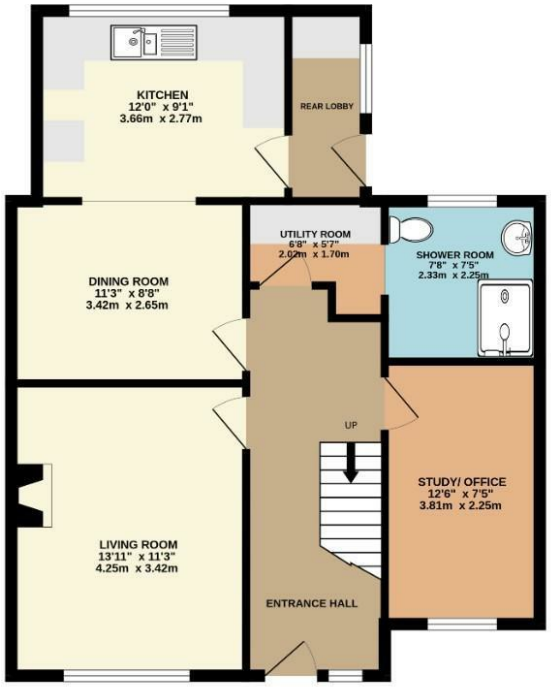
Bathroom
7'5 x 6'8 (2.26m x 2.03m)

Rear Garden

Garage

Front Garden

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

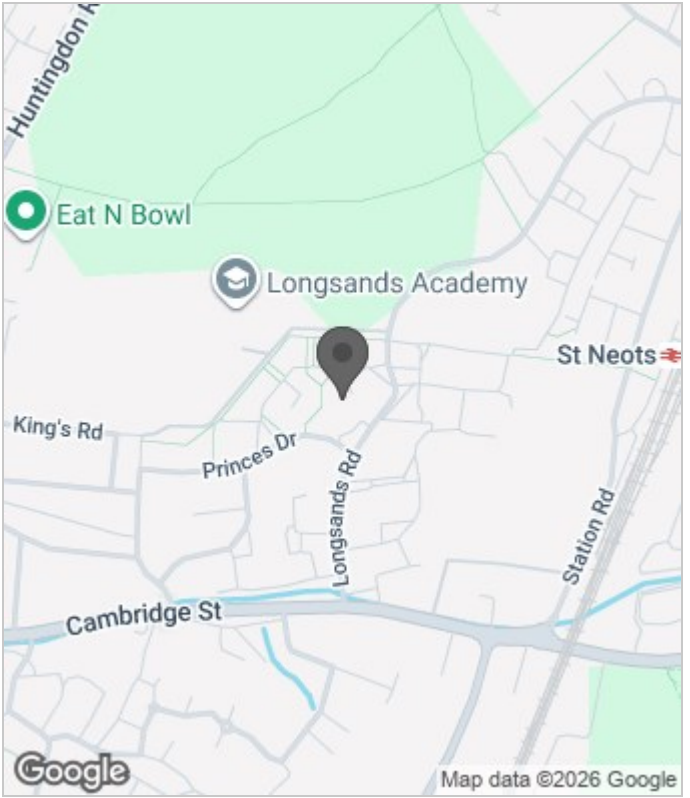


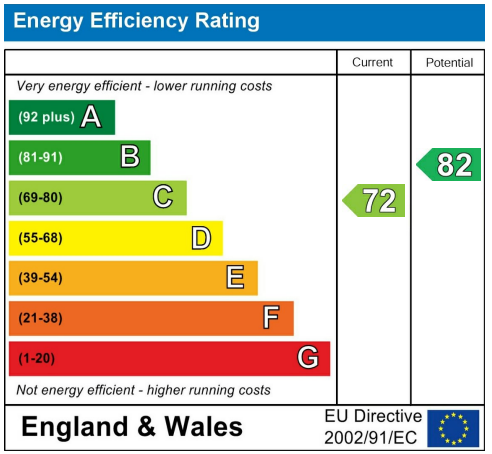
1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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