



RUSSELL KILLNER
ESTATE AGENTS



**BRITISH
PROPERTY
AWARDS**
2025

GOLD WINNER

ESTATE AGENT
IN ST. NEOTS



9 Longfellow Place

Eaton Ford, St. Neots, PE19 7RQ

Offers in excess of £350,000

*** NO ONWARD CHAIN, A STRAIGHTFORWARD PURCHASE *** A beautifully proportioned freehold three-bedroom semi-detached family home, offering generous living space, a garage, and excellent potential for first-time buyers or growing families, ideally positioned within the ever-popular Eaton Ford area of St Neots.

The ground floor welcomes you into a bright and spacious reception room, providing an excellent space for both relaxing and entertaining, with ample room for living and dining furniture. To the rear sits a well-arranged kitchen, thoughtfully laid out with worktop and cupboard space, room for essential appliances, and views over the rear garden.

The integral garage can be accessed internally and benefits from plumbing for a washing machine and an electric garage door, offering excellent storage or potential for conversion (subject to the necessary consents).

Upstairs, the first floor continues to impress with three well-proportioned bedrooms, all featuring built-in storage. The principal bedroom is a generous double, while the remaining rooms offer flexibility for use as additional bedrooms, a home office, or nursery. The accommodation is completed by a stylish family bathroom, finished with a walk-in shower, along with a separate cloakroom.

Externally, the south facing enclosed rear garden is mainly laid to lawn with mature shrub borders and a hardstanding area, ideal for outdoor entertaining. Further benefits include double glazing, gas central heating, a driveway providing off-road parking with an EV charger, and the property is offered to the open market with no onward chain.

- No onward chain a straightforward and stress-free purchase
- Welcoming three-bedroom semi-detached home, ideal for first-time buyers or young families
- Light-filled open reception space perfect for cosy evenings, family time, or entertaining friends
- Practical and well-laid-out kitchen overlooking the rear garden with room for essential appliances
- Integral garage with internal access, electric door and utility plumbing
- Three comfortable bedrooms, all with built-in cupboards, offering flexibility for home working or growing families
- Modern family bathroom with a walk-in shower, plus the added convenience of a separate cloakroom
- South facing enclosed rear garden with lawn and a dedicated entertaining area, perfect for summer BBQs and relaxing evenings

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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Floor Plan

Longfellow Place, Eaton Ford, St. Neots, PE19

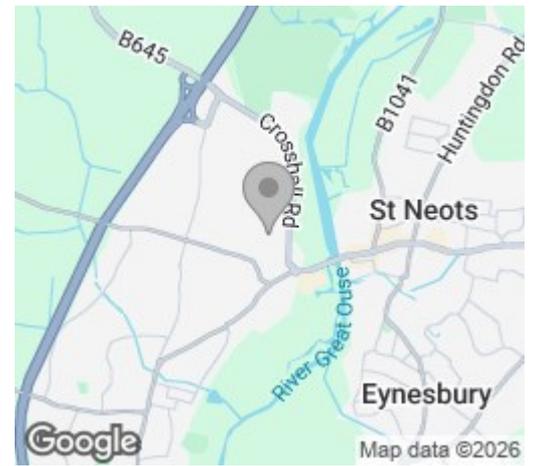
Approximate Area = 874 sq ft / 81.1 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1007 sq ft / 93.4 sq m
 For identification only - Not to scale



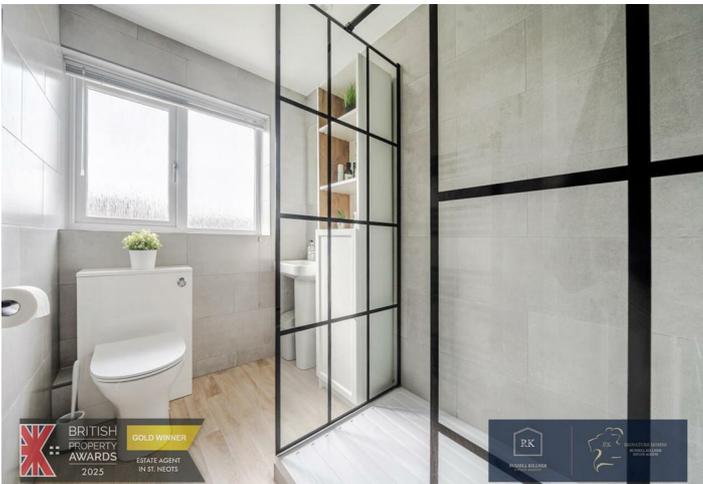
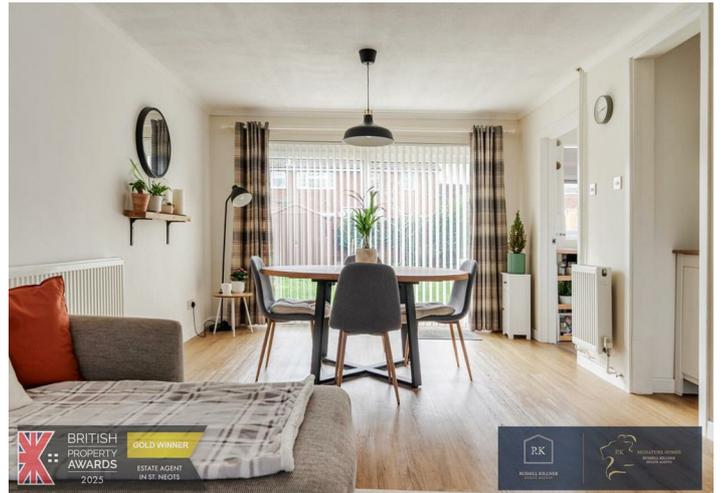
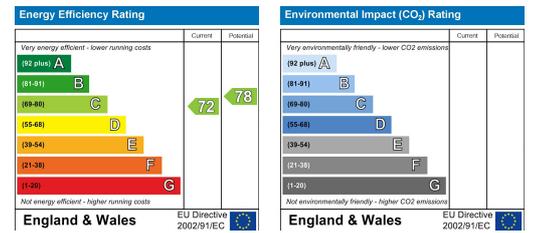
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rickecom 2025. Produced for Rk Estate Agents, REF: 141122.



Area Map



Energy Efficiency Graph



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