



RUSSELL KILLNER  
ESTATE AGENTS



BRITISH  
PROPERTY  
AWARDS  
2025

GOLD WINNER

ESTATE AGENT  
IN ST. NEOTS



## 53 Whinfell Close

Eaton Socon, St. Neots, PE19 8AB

Offers in excess of £450,000

\*\*\* NO ONWARD CHAIN, A STRAIGHTFORWARD PURCHASE \*\*\* Situated in the highly sought-after area of Eaton Socon and within a short drive of St Neots train station, this attractive four-bedroom detached family home offers well-balanced living space in a convenient and popular location.

Set close to a range of local amenities, the property opens into a welcoming entrance hallway, features a dedicated home office, a separate utility/cloakroom with fitted units, a generously sized lounge, and a bright kitchen family room with patio doors overlooking the rear garden. The kitchen is well appointed with a range of soft-close wall and base units, a gas hob, electric oven, and integrated appliances including a fridge freezer and dishwasher.

The first floor provides a spacious landing, four well-proportioned bedrooms, and a family bathroom, with the principal bedroom enjoying en suite facilities. Externally, the enclosed rear garden is mainly laid to lawn with a decorative shrub border, a patio area ideal for entertaining, and side access leading to the driveway. Further benefits include gas central heating, double glazing, a single garage, ample off-road parking, and freehold ownership.

This is a fantastic opportunity to secure a quality family home in one of Eaton Socon's most desirable residential areas.

### Viewing

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

- Sought-after Eaton Socon location within a short drive of St Neots train station
- Four-bedroom detached family home offering well-balanced and versatile living space
- Dedicated home office ideal for remote working or study
- Spacious lounge and bright kitchen family room with patio doors to the garden
- Modern kitchen fitted with soft-close units and integrated appliances
- Four well-proportioned bedrooms, the principal featuring its own en suite
- Enclosed rear garden with lawn, patio area, and side access ideal for entertaining
- Single garage and driveway providing ample off-road parking
- Gas central heating, double glazing, and freehold ownership
- Close to local amenities, schools, riverside walks, and excellent road links via the A1



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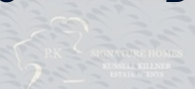
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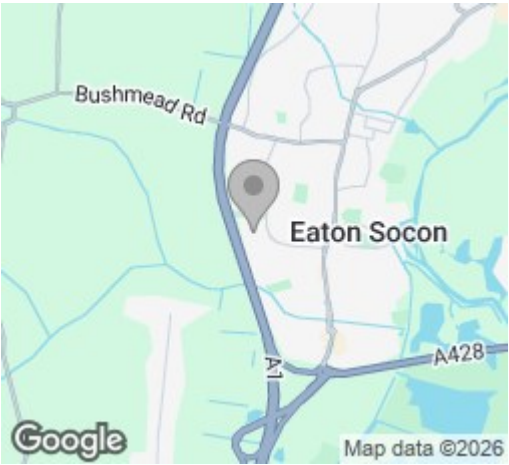




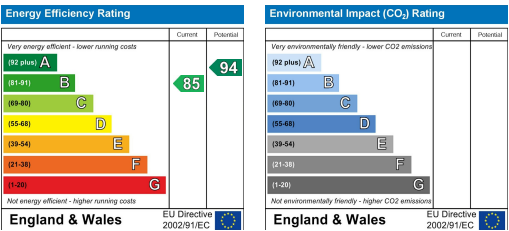
Floor Plan



Area Map



Energy Efficiency Graph



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