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EATON FORD, PE19 7GQ

OFFERS IN THE REGION OF £205,000

Modern Q-Type Home

Eaton Ford | No Onward Chain | Westerly Garden

Located at the end of a popular cul-de-sac in Eaton Ford, this modern freehold Q-Type home is offered with no onward chain and vacant possession, ensuring a smooth and straightforward purchase.

Tucked away in a peaceful position, the property enjoys a private westerly-facing rear garden overlooking Green Belt land with mature trees – perfect for enjoying afternoon and evening sun. Allocated off-road parking is situated directly outside the property.

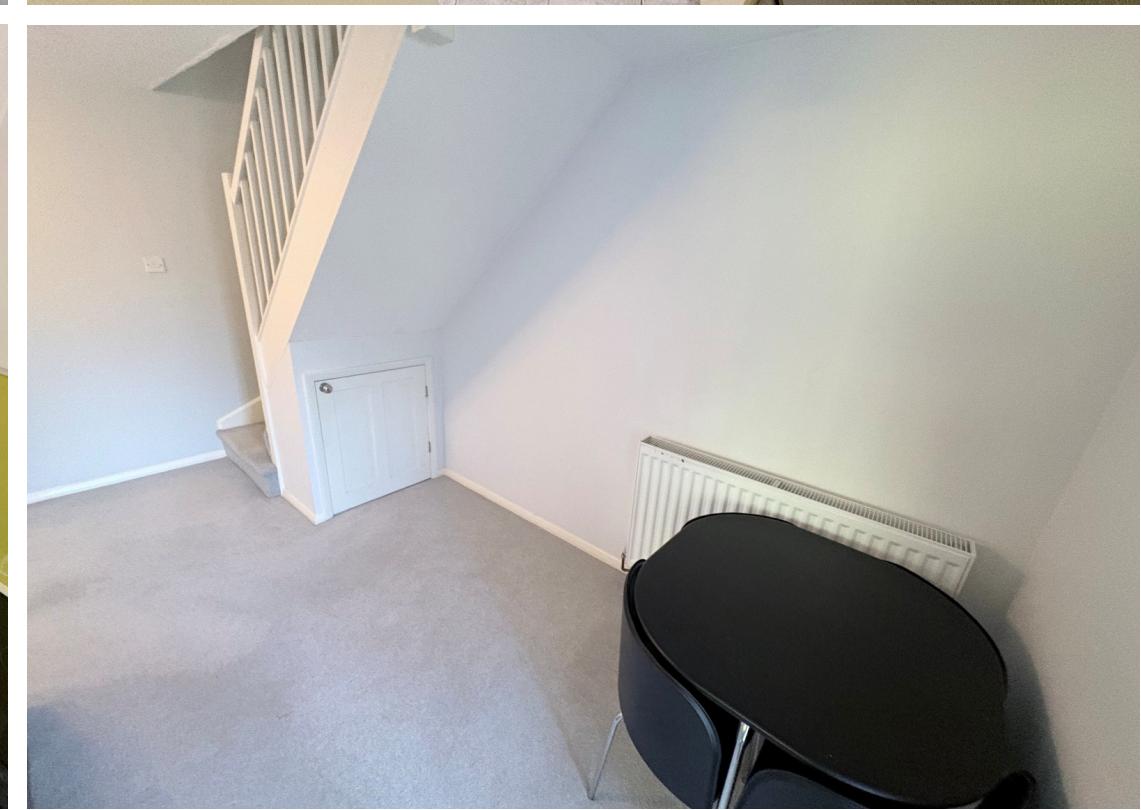
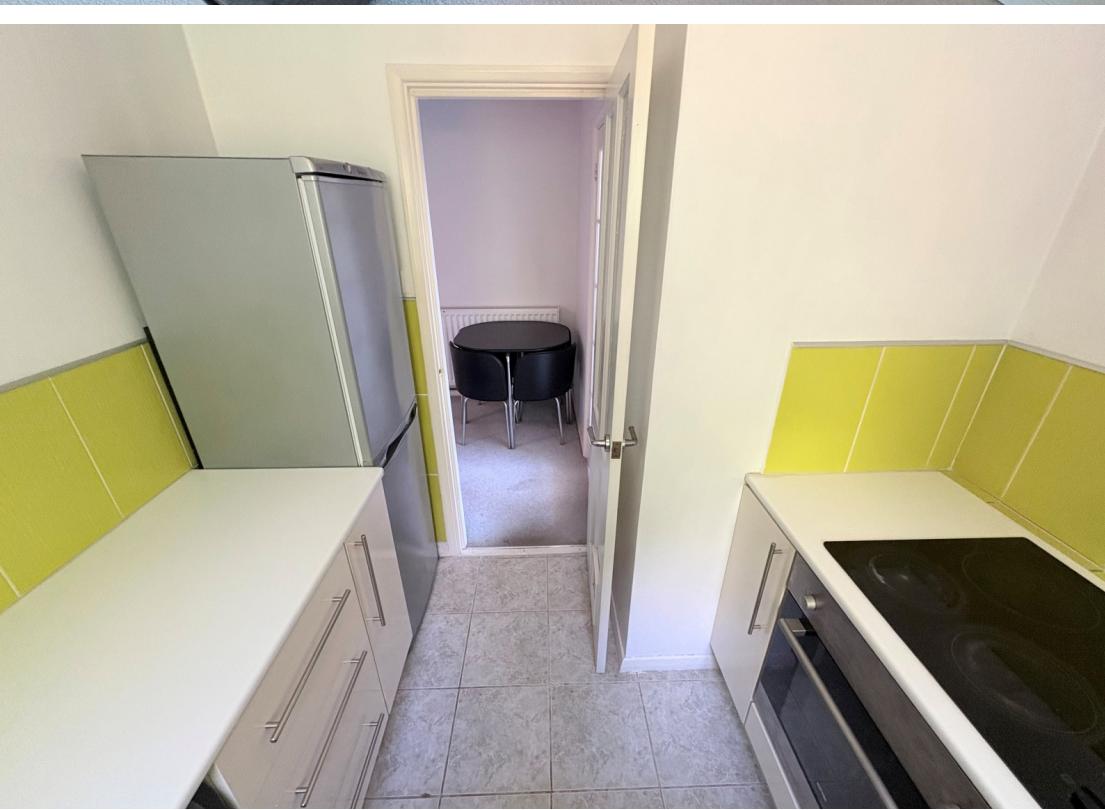
Upon entering, the entrance lobby provides twin storage cupboards, ideal for coats and shoes.

The living space comprises an L-shaped lounge/diner, offering a comfortable and versatile area for both relaxing and entertaining. The kitchen is separate from the main living area, providing a practical layout for everyday use. Upstairs, the property offers two double bedrooms and a refitted bathroom with shower over the bath. The home further benefits from double glazing, gas-to-radiator heating, and recently updated electrics.

The property is well positioned for local amenities including Eaton Socon Health Care Centre, Crosshall Junior School, and a local Co-op supermarket. Riverside walks and leisure facilities can be enjoyed at St Neots Riverside Park.

For commuters, St Neots railway station provides direct services to London King's Cross in approximately one hour, with the A1 also easily accessible.





Vendor Statement:

"I have enjoyed living here in Eaton Socon for many years. It's peaceful, the neighbours are friendly, and I can easily walk into town. My favourite part is enjoying the garden during the summer months. I'm moving in with my partner, and it's time for someone new to experience how lovely it is to live here."

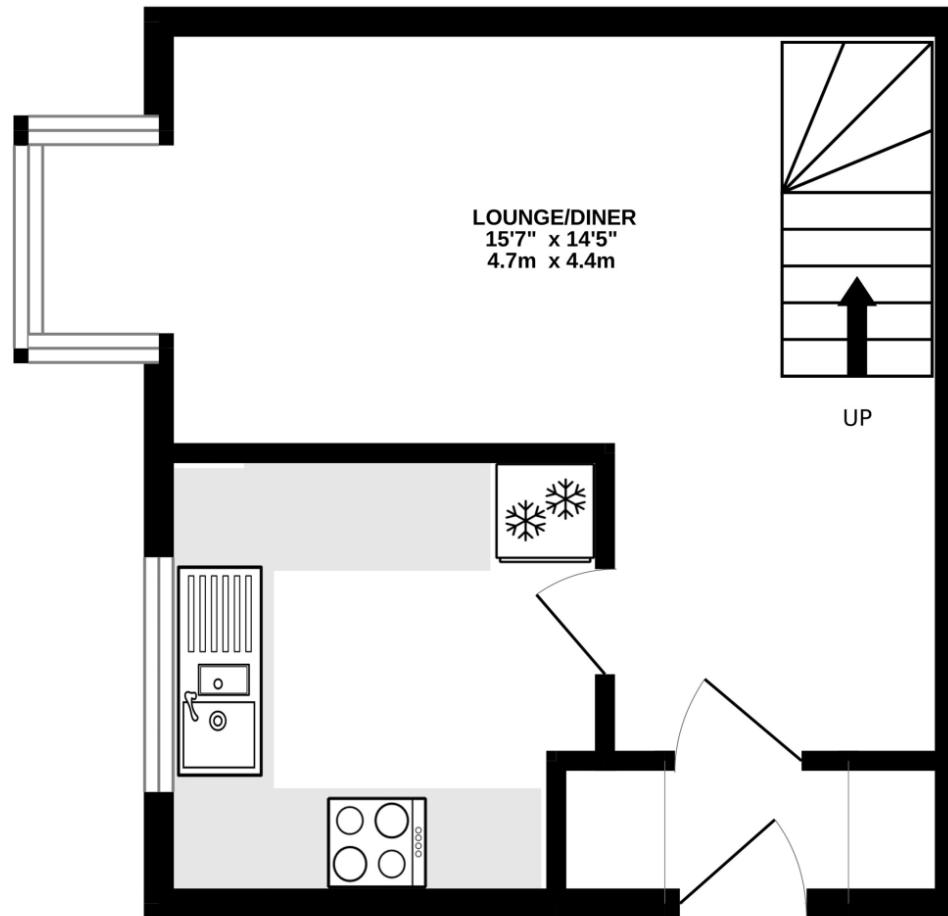
Agents Notes:

This property is ideally suited to first-time buyers, downsizers, or investment purchasers seeking a well-located and low-maintenance home in a desirable setting.





GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 273 sq.ft. (25.4 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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