



**BROWN & CO**

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39 GEDNEY WAY



# -39 Gedney Way-

St Neots | Cambridgeshire | PE19 0AN

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A well presented four bedroom semi detached family home occupying a popular residential position, featuring spacious accommodation, driveway/car port parking, and a generous rear garden

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## Property Highlights

Modern four bedroom townhouse - High specification throughout -  
Driveway parking - Sought after residential location - Versatile living arranged over three floors - Fully enclosed and private rear garden  
- Constructed in 2023 - 7 years remaining on NHBC warranty

## House

**Ground Floor:** Entrance Hallway - Guest Cloakroom - Kitchen -  
Lounge Area - Dining Area

**First Floor:** Landing - Bedroom 1 - En-suite bathroom - Bedroom  
3 - Bedroom 4 - Family Bathroom

**Second Floor:** Bedroom 2 - En-Suite bathroom

**Total: 1471 sq. ft. (136.66 sq. m)**



## DETAILED DESCRIPTION

An impressive and well maintained four bedroom semi detached family home, situated within a popular and well connected residential location. The property offers spacious and versatile accommodation extending to approximately 1,471 sq. ft., arranged over three floors, including a modern kitchen, a generous living/ dining area, and well proportioned bedrooms with en-suite facilities to the principal rooms. Furthermore, the property benefits from car port parking and a private rear garden.

## LOCATION

Gedney Way is situated within a newly constructed and popular residential area of St Neots, located approximately 18 miles West of Cambridge and around 50 miles North of central London.

St Neots benefits from excellent transport links. The town's mainline railway station provides regular direct services to London King's Cross. Road connectivity is strong, with the nearby A1 offering convenient access north and south, and onward links to the wider motorway network.

The property is well placed for day to day amenities, with local shops, supermarkets, cafés, and public houses all within easy reach. St Neots town centre provides a comprehensive range of retail, leisure, and dining options, together with healthcare facilities and community services.

Recreational opportunities are a notable feature of the area. The town is set alongside the River Great Ouse, with attractive riverside walks, parks, and open green spaces, including nearby nature reserves and leisure facilities.

Educational provision in St Neots is well regarded, with a range of primary and secondary schools serving the area, alongside further education options. In addition, a selection of respected independent schools can be found within Cambridge and the surrounding region.





## ACCOMMODATION

The property is entered via a welcoming entrance hallway, providing access to the principal reception areas and staircase to the first floor.

To the front, a well appointed kitchen is fitted with a modern range of units and integrated appliances with space for an American style fridge freezer, offering a practical and well designed space for day to day living.

To the rear, a spacious living/dining room forms the heart of the home, providing a generous open plan reception area with ample space for both seating and dining. The room enjoys a pleasant outlook over the rear garden, with direct access creating a natural extension of the living space.

The first floor comprises the principal bedroom with an en-suite shower room, in addition to two well proportioned bedrooms, served by a contemporary family bathroom. The bedrooms are arranged to offer flexibility for family living, guest accommodation, or home working.

The property further benefits from additional upper floor accommodation, providing a further bedroom with its own en-suite facilities, creating an optional principal bedroom or guest space.

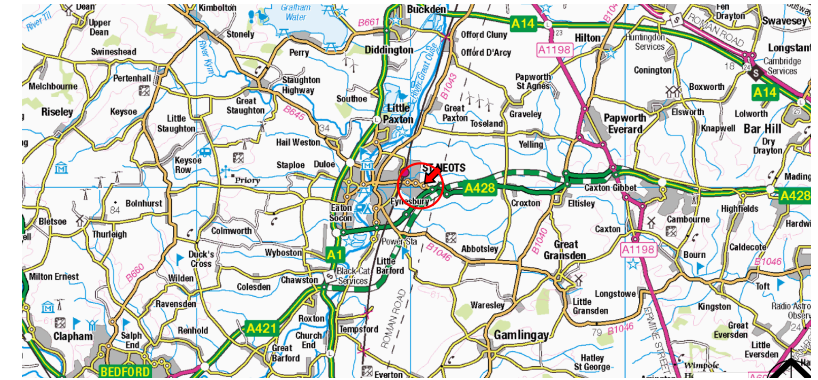
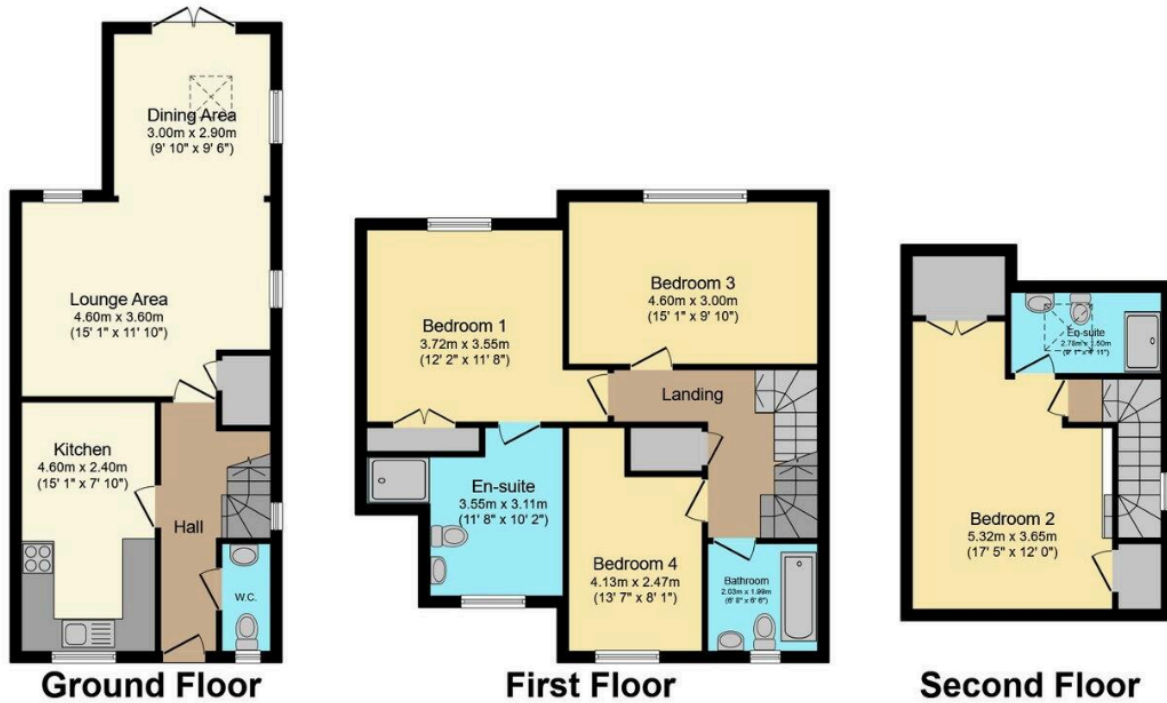
## OUTSIDE

The front of the property is enclosed by decorative metal railings with a matching pedestrian gate, opening onto a pathway with steps up to the entrance door. The frontage is attractively landscaped with a low maintenance gravel garden incorporating a selection of planted beds. In addition, the property benefits from driveway parking with an adjoining car port providing covered parking.

The fully enclosed and part walled rear garden is predominantly laid to lawn and features a paved patio seating area immediately adjoining the rear of the property. The garden is attractively arranged with a timber storage shed, a selection of planted borders and climbing planting set against the boundary wall, and further benefits from gated side access.







Tenure: Freehold

Services: Mains electricity, gas, water and drainage are connected.

Council Tax Band: D

EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB478457. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Additional Charges: The property is accessed via a private road, not maintained by the local authority. A management company is in place with an annual service charge of £280

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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