



RUSSELL KILLNER  
ESTATE AGENTS



## 39 Towgood Way

Great Paxton, PE19 6RP

Offers in excess of £425,000

\*\*\* SOUGHT-AFTER VILLAGE LOCATION NO ONWARD CHAIN \*\*\*

Situated within the ever-popular village of Great Paxton, this spacious four-bedroom detached family home offers versatile living accommodation, a beautiful rear garden and excellent parking, making it perfectly suited to modern family life.

Great Paxton continues to be one of the area's most desirable villages, offering a strong community feel, countryside walks on the doorstep and convenient access to nearby St Neots, with its excellent range of amenities and mainline railway station providing direct services into London.

Offering space, comfort and a fantastic village lifestyle, this is a home that will appeal to a wide range of buyers. Early viewing is highly recommended.

- Beautifully positioned within the highly sought-after village of Great Paxton, offering a wonderful blend of village charm and modern family convenience
- Desirable four-bedroom detached family home with versatile accommodation extending across two well-planned floors
- Generous living room, elegant bay-fronted dining room and a bright conservatory creating multiple spaces for relaxing, entertaining and family life
- Private, enclosed rear garden designed for enjoyment, featuring a patio seating area, mature planting and a charming koi pond
- Four bedrooms including two comfortable doubles with fitted wardrobes, ideal for growing families or those working from home
- Driveway parking for multiple vehicles alongside a single garage, providing excellent practicality for modern households
- Enjoy countryside walks, open green spaces and a strong sense of community right on your doorstep

### 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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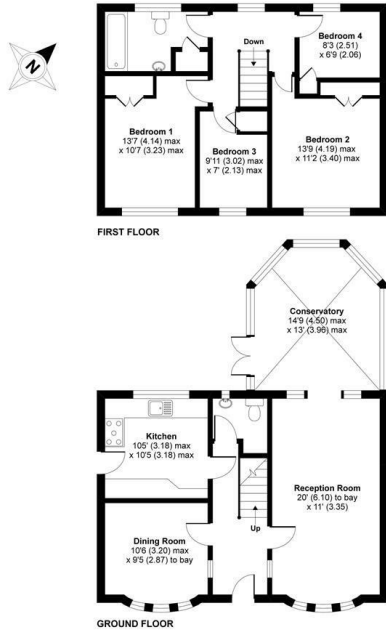
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# Floor Plan

## Towgood Way, Great Paxton, St. Neots, PE19

Approximate Area = 1357 sq ft / 126 sq m  
For identification only - Not to scale

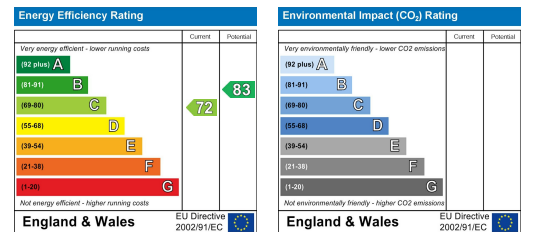


**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©10/2020/2020. Produced for RK Estate Agents. REF: 652288

# Area Map



# Energy Efficiency Graph



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