



## 25 Edinburgh Drive, St. Neots, PE19 8PP

**£475,000**

Located in Eaton Socon, St Neots is this extended, link detached four bedroom home with off road parking.

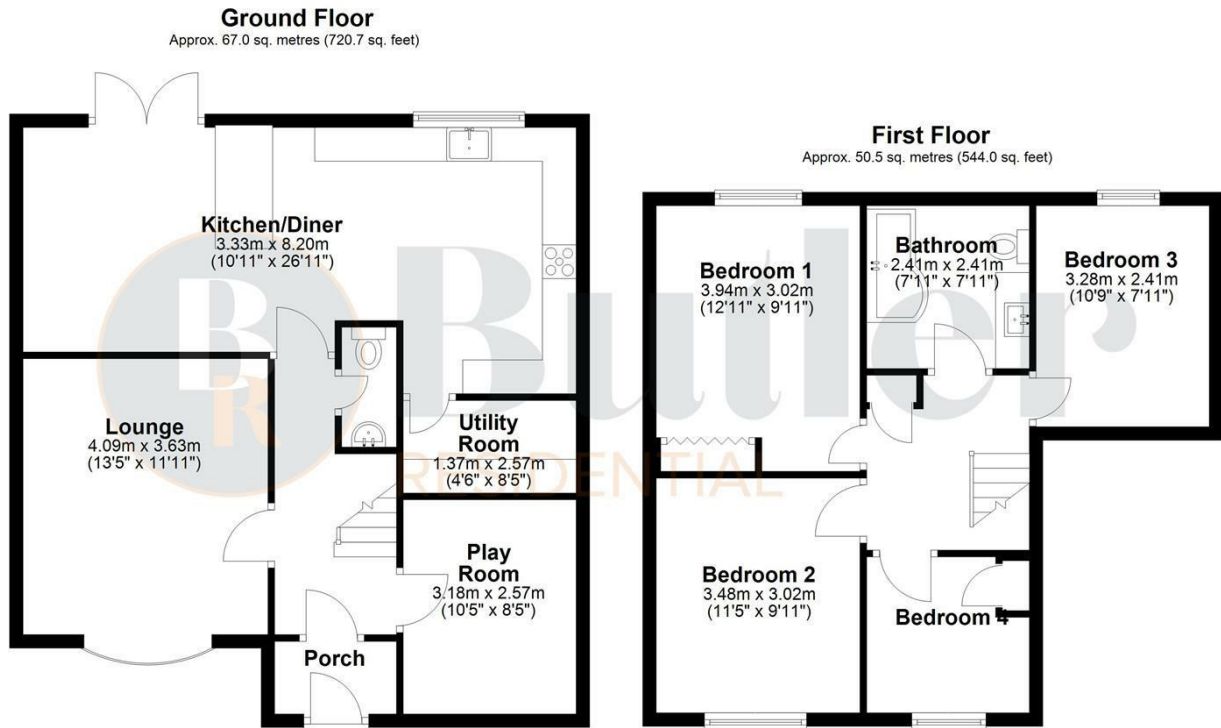
Step inside a welcoming porch with space to hang coats and bags, and store shoes. The entrance hall features oak-effect flooring underfoot and leads to the lounge. The lounge is bright and inviting, with views to the front via an oriel bay window.

Moving through to the heart of the home. The kitchen has been beautifully transformed with shaker-style cabinets, wooden worktops and cream tiling. There is an integrated dishwasher, along with space for a gas range cooker and an American-style fridge freezer. Off the kitchen is a convenient utility room offering additional storage, plus space for a washing machine and tumble dryer.

At the centre of the room is a breakfast island, perfect for growing families and informal dining, while adjacent is space for a large dining table. French doors open onto the garden, bringing the outside

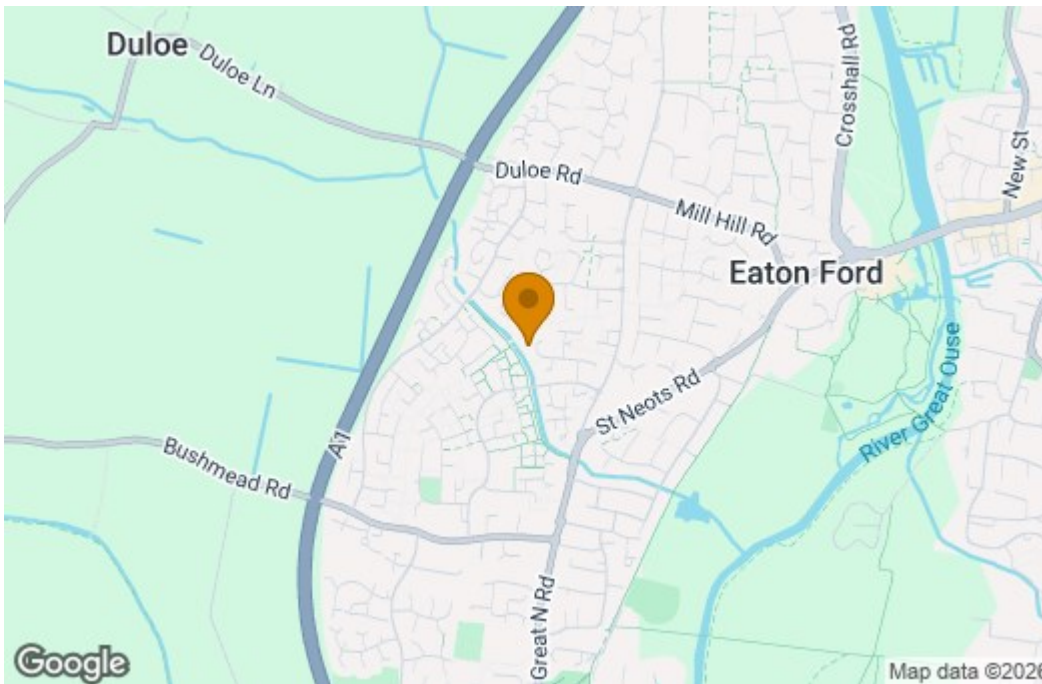


## Floor Plan

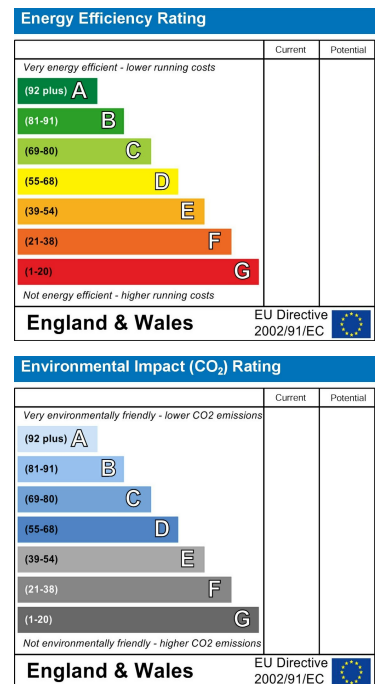


Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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