



Vanessa Newman
Property Agents

Tel: 01480 260 944

27a New Street, St. Neots,
Cambridgeshire, PE19 1AE

info@vnpa.uk



KINGS ROAD, EATON SOCON, ST NEOTS, PE19 8DA

GUIDE PRICE £350,000

Vanessa Newman Property Agents are delighted to present this extended three-bedroom family home to the market for the very first time. Located in the sought-after area of Eaton Socon, St Neots, the property was originally built circa 1935 and has remained within the same family since its construction.

Over the years, the home has been thoughtfully extended on three occasions. The first extension added a garage to the left-hand side, along with a second kitchen to the rear. A further extension enlarged the separate dining room, also overlooking the rear garden, and finally, a porch was added to the front of the property.

The property now offers spacious accommodation but requires full modernisation, presenting an exciting opportunity to create a truly exceptional long-term family home.

Internally, the property retains a sense of character and nostalgia, featuring a traditional entrance hallway, a generous living room, and a well-proportioned dining room. The additional kitchen has created a useful utility area, adding to the home's practicality.

Upstairs, a spacious landing provides access to three well-sized bedrooms and a good-sized family bathroom.

There is significant scope for further improvement and extension (subject to the necessary planning permissions). Similar properties in the area have successfully extended above the garage to create a fourth bedroom with en-suite and dressing room. Additionally, the generous landing space offers potential for the installation of a staircase to convert the loft into a fifth double bedroom.

The layout also lends itself perfectly to modern living, with excellent potential to reconfigure the ground floor into a highly desirable open-plan kitchen/family space, ideally suited to the generous south-facing rear garden. The garage also presents an opportunity for conversion, which could be ideal for multi-generational living.

Externally, the property enjoys a prime position on Kings Road in Eaton Socon, overlooking greenbelt land to the front. The rear garden backs onto a detached bungalow, ensuring continued sunlight and a good degree of privacy.

The property is conveniently located within walking distance of local schools, convenience stores, takeaway establishments, public transport links, and Eaton Socon Healthcare Centre and pharmacy.

Situated approximately two miles from St Neots town centre, the property benefits from access to a wide range of amenities, including shops, pubs, restaurants, supermarkets, and coffee shops. Riverside Park is also within easy reach, while St Neots railway station (approximately 2.5 miles away) provides direct services to London King's Cross in around 40 minutes.

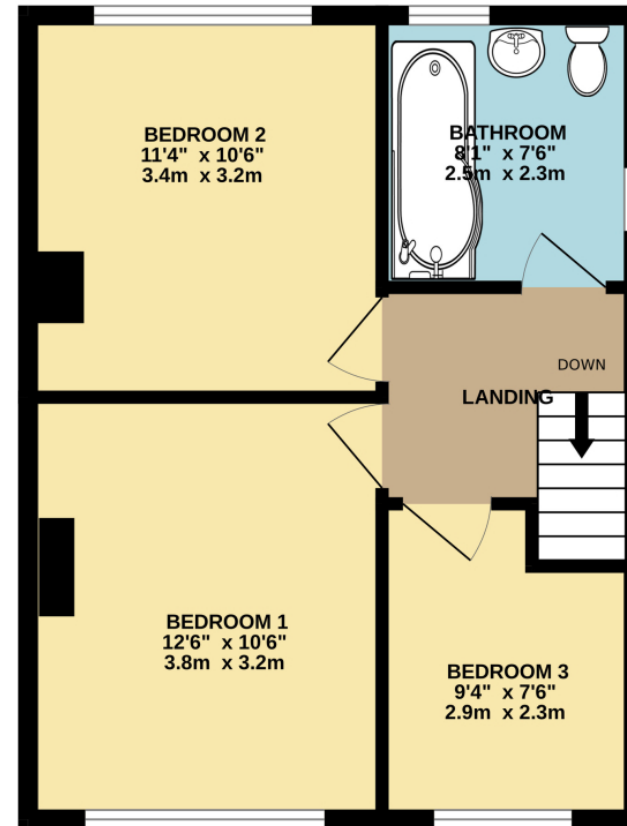
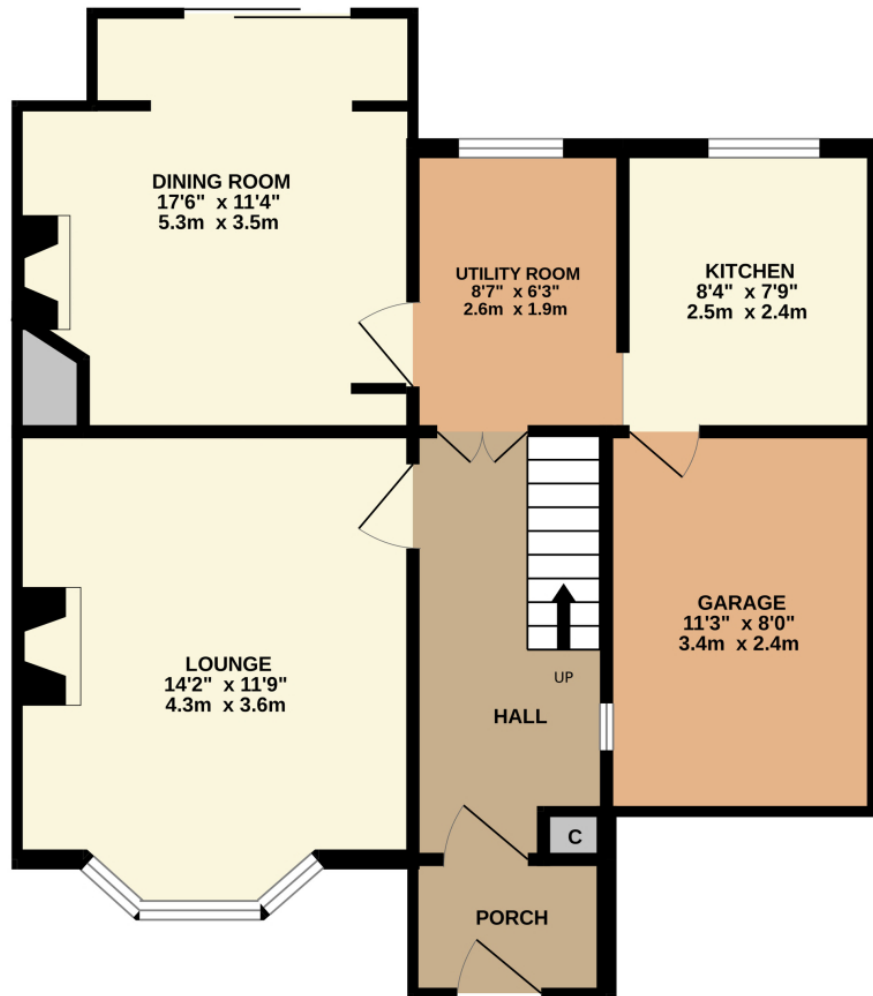






GROUND FLOOR

1ST FLOOR





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