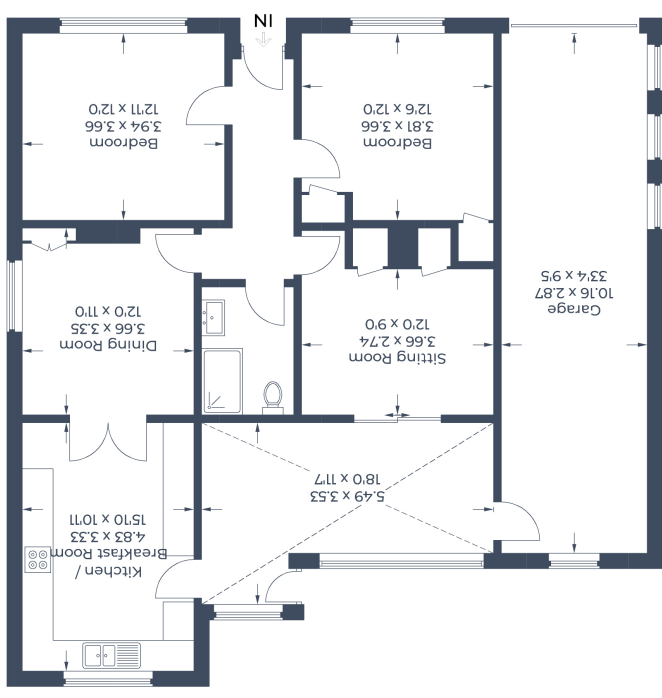


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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Least energy efficient - higher running costs	
England, Scotland & Wales	

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 measurements are approximate, not to scale.
 Illustration for identification purposes only.



Approximate Gross Internal Area
 132.9 sq m / 1,430 sq ft
 (including Garage)





3 Queens Gardens, Eaton Socon, St Neots PE19 8BX Offers in Excess of £400,000

- Non-Estate Detached BUNGALOW.
- Two Reception Rooms.
- PVCu double glazing thoroughout.
- Ample off road parking.
- Two Bedrooms.
- Conservatory.
- Gas fired radiator central heating.
- Tandem length GARAGE with WORKSHOP.

Introduction

A well presented DETACHED BUNGALOW situated in a non-estate location within the ever popular Eaton Socon area.

The generous and versatile accommodation includes TWO BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY and generous KITCHEN BREAKFAST ROOM.

This property benefits from a driveway with AMPLE OFF ROAD PARKING leading to a large DOUBLE LENGTH GARAGE perfect for a buyer looking for storage and/or WORKSHOP SPACE.

The EAST facing rear garden is fully enclosed and laid mainly to lawn.

Ground Floor

Accommodation
PVCu door to

Entrance Hall

loft access, laminate flooring, central heating controls

Bedroom One

window to the front aspect, radiator

Bedroom Two

window to the front aspect, radiator, built in cupboard

Shower Room

fully tiled walk-in shower, vanity unit with wash basin, W.C, tiled floor, towel radiator, frosted window

Sitting Room

sliding patio doors to the Conservatory, two built in cupboards, TV point, radiator

Conservatory

PVCu double glazed windows to the rear aspect, glazed door to the rear garden, radiator, laminate flooring, personal door to the Garage

Dining Room

window to the side aspect, radiator, glazed double doors to the Kitchen Breakfast Room

Kitchen Breakfast Room

base and eye level cupboards, pull-out larder cupboard, drawer units, work surfaces with tiled splash backs and stainless steel one and a half bowl sink unit, breakfast bar, integrated double electric oven, electric hob, dishwasher, plumbing for washing machine, space for tumble dryer and fridge freezer, cupboard housing gas fired boiler (installed in 2018), tiled floor, window to the rear aspect, radiator

Outside

Front Garden

enclosed and tarmacked providing ample off road parking and access to the Garage

Rear Garden

fully enclosed and laid to lawn with a large timber decking area

Tandem Garage

a large TANDEM GARAGE with up and over door, windows, power, light and personal door to the Conservatory

