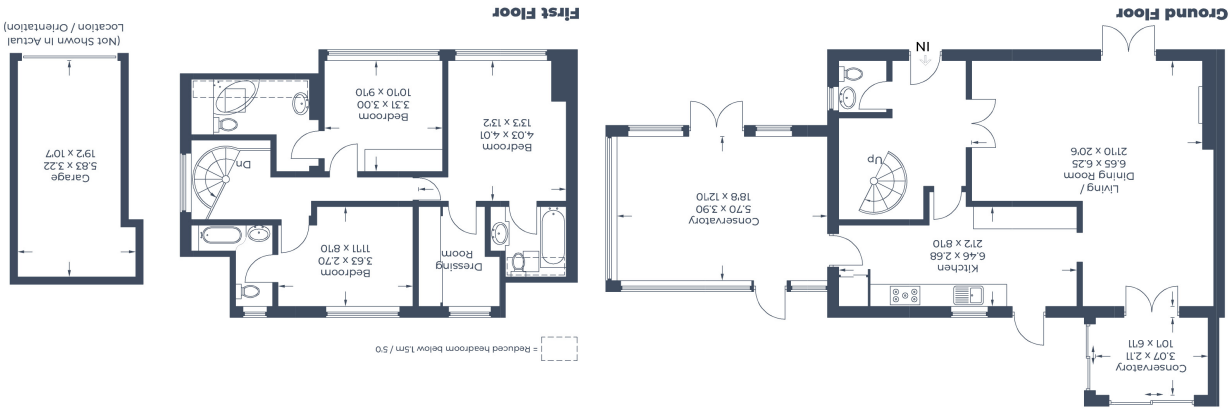


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	(91-100)
B	
(81-90)	(81-90)
C	
(69-80)	(69-80)
D	
(55-68)	(55-68)
E	
(49-54)	(49-54)
F	
(41-48)	(41-48)
G	
(1-40)	(1-40)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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Approximate Cross Internal Area  
Ground Floor = 99.7 sq m / 1,073 sq ft  
First Floor = 62.4 sq m / 672 sq ft  
Garage = 16.9 sq m / 182 sq ft  
Total = 179.0 sq m / 1,927 sq ft





- GUIDE PRICE £700,000 TO £725,000
- Premium address within Crosshall School catchment
- Conservatory & Sun Lounge
- Refitted Kitchen
- Views across the River Great Ouse, Marina and Riverside Park
- Three EN-SUITE bedrooms
- Spacious L shaped Lounge and Dining Room
- NO CHAIN

## INTRODUCTION

LOCATION LOCATION LOCATION!

With outstanding views across St Neots Marina, the River Great Ouse and the Riverside Park, this beautifully improved family home is located in an enviable elevated position. Crosshall Road is renowned for being one of the premium address in St Neots and this property does not disappoint. Offering a supreme frontage with sufficient space to the side for additional accommodation (STPP). Internally, the property offers three DOUBLE EN-SUITE BEDROOMS, a spacious open plan Lounge and Dining Room with full height picture windows allowing the light to naturally flood in. The property is move in ready and chain free. Viewings strictly by appointment.

## SUMMARY

If the location of your next home is of great importance, then you will find no better address than 117 Crosshall Road. This beautifully presented property offers bright living accommodation with the potential, if required, to be extended to create a outstanding family home with picturesque views. On entering the property you are immediately drawn to the abundance of natural light with large picture windows gracing the front aspect of the property. A large dual aspect Conservatory sits to the right of the property making the most of the position and views with a Sun Lounge to the rear, ideal for anybody wishing to work from home. The sunrise is a pleasure to watch from the Balcony, a relaxed environment for breakfast, an evening drink or large gathering.

## AGENTS NOTES

Positioned within a short stroll of the town centre, Riverside Park and Crosshall School, the location of Crosshall Road is hard to beat. St Neots Golf Club is within walking distance along with St Neots rowing and tennis clubs. The A1 is a few minutes drive away. St Neots Mainline Station offers a 'fast train' service into London within 40 minutes.

This is a freehold property. If you have any questions relating to the property or would like to arrange a viewing appointment, please contact our St Neots Office on 01480 406400.

The property is offered with NO FORWARD CHAIN.

