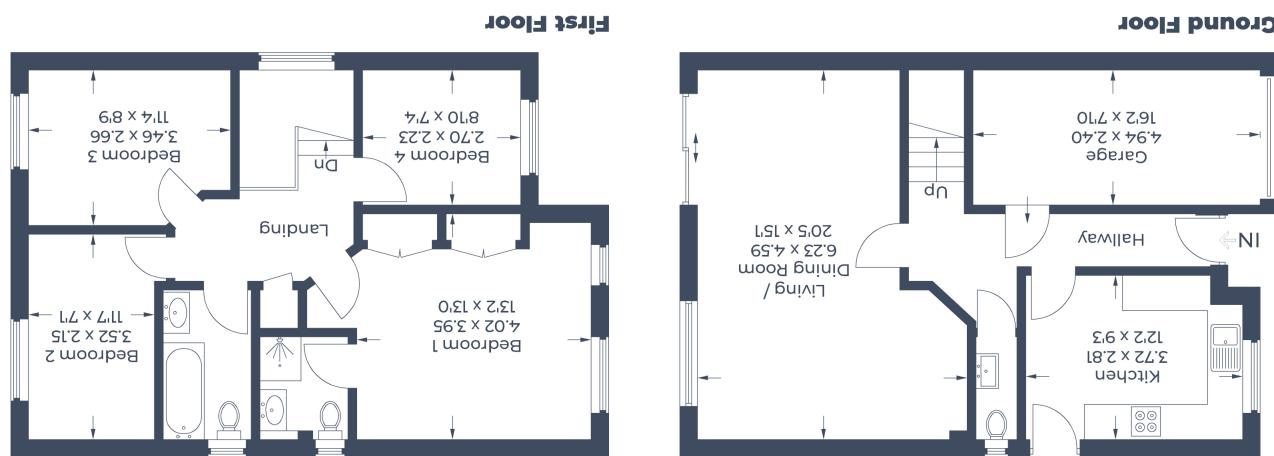


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measurements are approximate, not to scale.  
Illustration for identification purposes only.



Approximate Gross Internal Area  
Ground Floor = 58.9 sq m / 634 sq ft  
(including Garage)  
First Floor = 57.4 sq m / 618 sq ft  
Total = 116.3 sq m / 1,252 sq ft





- DETACHED HOUSE.
- PVCu DOUBLE GLAZING THROUGHOUT.
- CUL-DE-SAC LOCATION.
- INTEGRAL GARAGE.
- DRIVEWAY FOR TWO VEHICLES.

- FOUR BEDROOMS WITH EN-SUITE TO PRINCIPAL BEDROOM.
- GAS FIRED RADIATOR CENTRAL HEATING.
- GROUND FLOOR W.C.
- ENCLOSED GARDEN.



#### Introduction

PRICED TO SELL, a well presented DETACHED HOUSE with FOUR BEDROOMS and EN-SUITE to PRINCIPAL BEDROOM.

Situated in this desirable cul-de-sac location within the Eaton Socon area, close to local amenities and primary Schooling. The property has a LOUNGE DINING ROOM, separate KITCHEN and a ground floor W.C. There is also internal access to the integral single Garage. On the first floor there are FOUR BEDROOMS, the principal Bedroom benefitting from an EN-SUITE SHOWER ROOM and a family Bathroom.

Driveway parking at the front for two vehicles leads to the Garage. The rear garden is fully enclosed and laid mainly to lawn with nicely established planting and a paved patio.

#### Ground Floor

##### Accommodation

Part glazed door to

##### Entrance Hall

coved ceiling, alarm control panel, radiator, central heating thermostat, personal door to the Garage, stairs to the First Floor Landing

##### W.C

W.C, wash hand basin, radiator, frosted window

##### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink inset, integrated double electric fan assisted oven, gas hob and extractor, plumbing for dishwasher, space for fridge freezer, radiator, window to the front aspect, part glazed door to the side

##### Lounge Dining Room

sliding patio doors to the Rear Garden, window to the rear aspect, coved ceiling, two radiators, feature fireplace with electric fire, TV point



##### Accommodation

Part glazed door to

##### Entrance Hall

coved ceiling, alarm control panel, radiator, central heating thermostat, personal door to the Garage, stairs to the First Floor Landing

##### W.C

W.C, wash hand basin, radiator, frosted window

##### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink inset, integrated double electric fan assisted oven, gas hob and extractor, plumbing for dishwasher, space for fridge freezer, radiator, window to the front aspect, part glazed door to the side

##### Lounge Dining Room

sliding patio doors to the Rear Garden, window to the rear aspect, coved ceiling, two radiators, feature fireplace with electric fire, TV point



##### Entrance Hall

coved ceiling, alarm control panel, radiator, central heating thermostat, personal door to the Garage, stairs to the First Floor Landing

##### W.C

W.C, wash hand basin, radiator, frosted window

##### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink inset, integrated double electric fan assisted oven, gas hob and extractor, plumbing for dishwasher, space for fridge freezer, radiator, window to the front aspect, part glazed door to the side

##### Lounge Dining Room

sliding patio doors to the Rear Garden, window to the rear aspect, coved ceiling, two radiators, feature fireplace with electric fire, TV point



##### Entrance Hall

coved ceiling, alarm control panel, radiator, central heating thermostat, personal door to the Garage, stairs to the First Floor Landing

##### W.C

W.C, wash hand basin, radiator, frosted window

##### Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel single drainer sink inset, integrated double electric fan assisted oven, gas hob and extractor, plumbing for dishwasher, space for fridge freezer, radiator, window to the front aspect, part glazed door to the side

##### Lounge Dining Room

sliding patio doors to the Rear Garden, window to the rear aspect, coved ceiling, two radiators, feature fireplace with electric fire, TV point



#### First Floor

##### First Floor Landing

frosted window, radiator, loft access, airing cupboard with hot water cylinder

##### Bedroom One

two windows to the front aspect, radiator, TV point, built in wardrobes

##### En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, frosted window, radiator

##### Bedroom Two

window to the rear aspect, radiator

##### Bedroom Three

window to the rear aspect, radiator

##### Bedroom Four

window to the front aspect, radiator

##### Bathroom

bath with mixer tap and hand held shower attachment, W.C, pedestal wash basin, radiator, frosted window

##### Outside

at the front there is a lawned garden with flower and shrub borders and a driveway for two vehicles leading to the Garage. the Rear Garden is fully enclosed, laid mainly to lawn with flower and shrub borders, paved patio area and ornamental pond. There is gated pedestrian access to the front

##### Garage

up and over door, power, light and personal door to the Entrance Hall

