

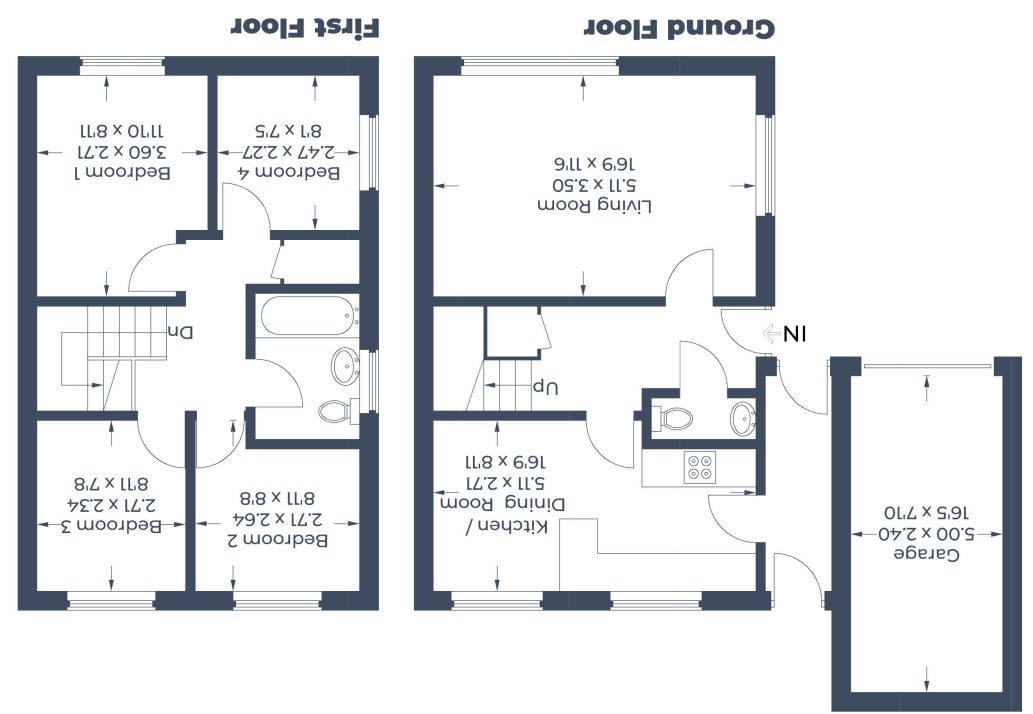
Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



| 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 | (13-38) |
| G | (1-12) |
| Very energy inefficient - higher running costs | |

England, Scotland & Wales

Illustration for identification purposes only.
 measurements are approximate, not to scale.
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Approximate Gross Internal Area
 Ground Floor = 46.0 sq m / 495 sq ft
 First Floor = 41.6 sq m / 448 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 99.6 sq m / 1,072 sq ft



18 Drake Road, Eaton Socon, St Neots, Cambridgeshire PE19 8H£385,000



- a VERY WELL presented FOUR bedroom family home
- Favoured location close to all facilities
- Established and private garden
- Kitchen/Dining Room with separate Lounge
- Easy access to the mainline railway station (London Kings Cross in under 40 minutes)
- Single garage and ample off road parking.



Accommodation

glazed door with storm canopy over to:

Entrance Hallway

dogleg staircase leading to First Floor Landing with storage cupboard under, radiator

Cloakroom

two piece suite to comprise low level W.C., and vanity wash hand basin with splashback wall tiling, heated towel radiator, frosted window to the side aspect

Kitchen & Dining Room

to comprise fitted storage cupboard units with fitted worksurfaces, inset one a half bowl stainless steel sink and drainer with splashback wall tiling, integrated fan assisted double oven, 4 burner gas hob with extractor over, dishwasher and fridge, space/plumbing for automatic washing machine, radiator, two windows to the rear aspect, radiator, glazed door to the Side Passage

Side Passage

PVCu door to the front, personal door to the Garage and part glazed door to the Garden

Lounge

radiator, bow window to the front, additional window to the side aspect

First Floor Landing

access to the loft space, cupboard housing gas fired boiler

Bedroom One

radiator, window to the front aspect

Bedroom Two

radiator, window to the rear aspect

Bedroom Three

radiator, window to the rear aspect

Bedroom Four

radiator, window to the side aspect

Family Bathroom

three piece white suite to comprise panel bath with shower over, low level W.C., and wash hand basin, walls tiled to full height, heated towel radiator, frosted window to the side aspect

Outside

a private, established rear garden mainly laid to lawn with pergola, paved entertainment area, personal door to Side Passage, two garden sheds

Garage

with up and over door, power and light connected

Agents Notes

this is a FREEHOLD property. If you require any further information or would like to arrange a viewing appointment, please contact our St Neots office on 01480 406400

