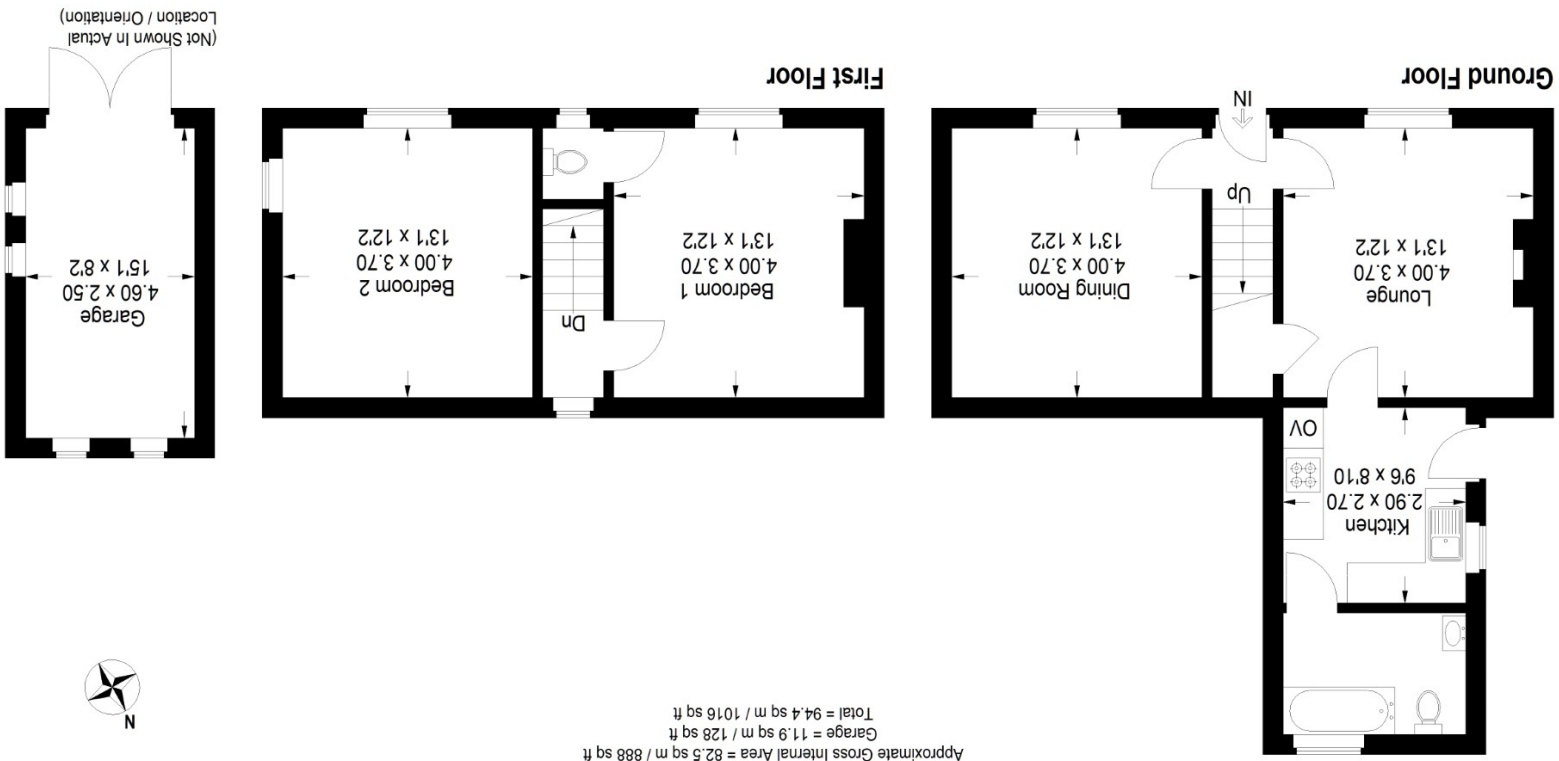


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever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



Mill Hill Road, Eaton Ford, St Neots, PE19 7AJ

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 94.4 sq m / 1016 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1022224)





62 Mill Hill Road, Eaton Ford, St Neots PE19 7AJ Guide Price £425,000

- Offered for sale for the first time since built in 1936.
- Rear garden in excess of 60ft in length.
- Desirable non-estate location, close to town centre.
- Detached house with potential to extend subject to planning permission.
- Garage.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, doors to

Sitting Room

3.95m x 3.71m (13' 0" x 12' 2") PVCu double glazed window to the front aspect, radiator, tiled fireplace with open fire, TV & telephone points

Dining Room

3.95m x 3.75m (13' 0" x 12' 4") PVCu double glazed windows to the front and rear aspect, radiator, fireplace with living flame gas fire inset, TV point, under stairs storage cupboard, door to

Kitchen

2.77m x 2.51m (9' 1" x 8' 3") base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated Stoves double gas oven, gas hob and extractor, plumbing for washing machine, space for fridge, cupboard housing gas fired Worcester combi boiler, radiator, door to

Bathroom

fully tiled and comprising bath with Triton electric shower, W.C, pedestal wash basin, radiator, frosted window, pull-out shelved storage unit

First Floor

First Floor Landing

PVCu double glazed window to the rear aspect, doors to

Bedroom One

3.95m x 3.75m (13' 0" x 12' 4") PVCu double glazed window to the front aspect, radiator, vanity unit with wash basin, door to

W.C

close coupled W.C, PVCu double glazed window to the front aspect

Bedroom Two

3.97m x 3.73m (13' 0" x 12' 3") PVCu double glazed windows to the front and side aspect, radiator

Outside

Garden

the front garden is laid to lawn with a low brick wall to the front and driveway alongside with off road parking for two vehicles. The rear garden measures over 60ft in length, is fully enclosed, laid mainly to lawn with established and well stocked flower and shrub borders, two timber sheds (one with power and light)

Garage

a single garage with power connected

