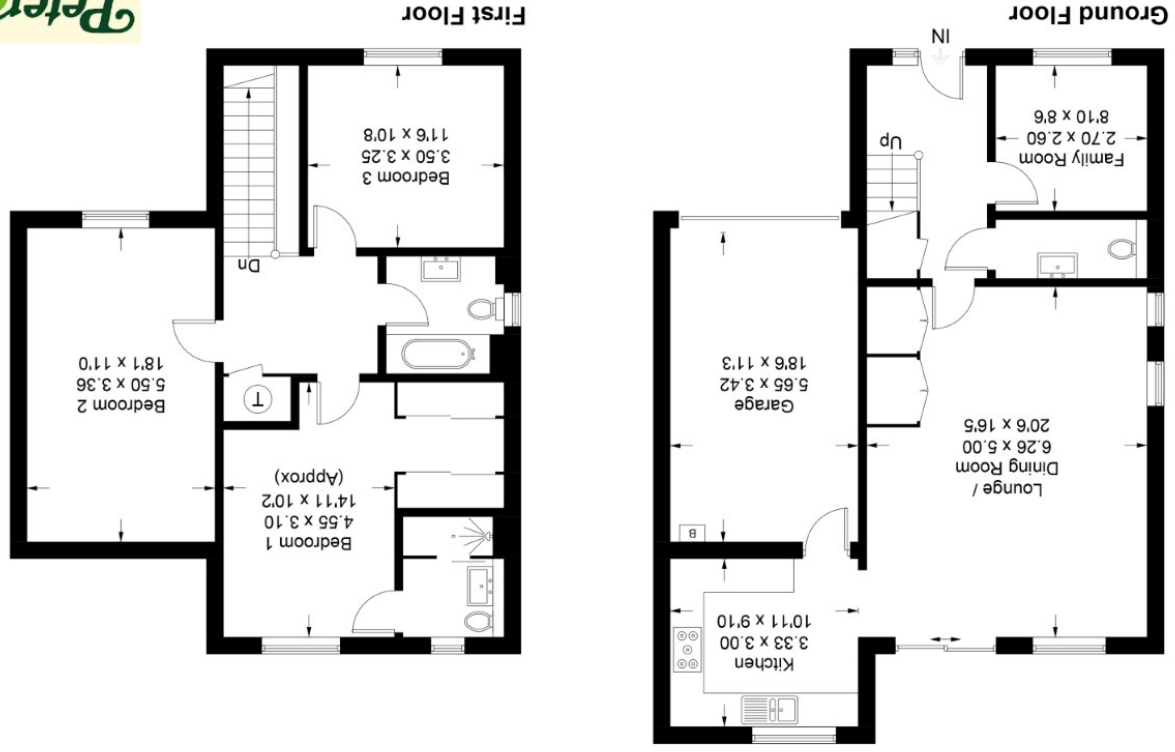


Energy Efficiency Rating	Energy Efficiency - Lower rating code	Energy Efficiency - Higher rating code
A	92-100	81-91
B	81-91	69-80
C	69-80	55-68
D	55-68	49-54
E	49-54	35-48
F	35-48	21-34
G	21-34	1-20

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 and shapes and compass bearings before making any decisions reliant upon them. (ID934943)



Eaton Close, Eaton Ford, PE19 7DE
Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft
(Including Garage)



9 Eaton Close, Eaton Ford, St Neots PE19 7DE Offers in Excess of £450,000

- Three double bedrooms.
- Contemporary kitchen with Smeg appliances and under floor heating.
- Sought after private development close to Crosshall School.
- OFFERED WITH NO CHAIN
- Primary bedroom with dressing area and en-suite.
- Oversized single Garage.
- Walking distance to St Neots Golf club.

Ground Floor

Accommodation

Door with side light windows to

Entrance Hall

stairs to the First Floor Landing, tiled floor, central heating programmer and thermostat, alarm control panel

Study or Playroom

2.68m x 2.60m (8' 10" x 8' 6") window to the front aspect with fitted shutters, radiator, telephone point

Cloakroom

half height panelling, W.C, vanity unit with wash hand basin, radiator, tiled floor

Lounge & Dining Room

6.26m x 4.95m (20' 6" x 16' 3") two windows to the side aspect with fitted shutters, window to the rear aspect with fitted shutters, sliding patio doors to the rear garden, three radiators, TV point, large built in shelved storage cupboards

Kitchen

3.35m x 3.00m (11' 0" x 9' 10") base and eye level cupboards, drawer unit, work surfaces with stainless steel one and a half bowl inset sink, integrated Smeg appliances including two electric fan assisted ovens, hob and extractor, fridge freezer, dishwasher and washer dryer, window to the rear aspect with fitted shutters, tiled floor with under floor heating, personal door to the Garage

First Floor

First Floor Landing

loft access, radiator, airing cupboard with hot water cylinder

Primary Bedroom

4.58m x 3.12m (15' 0" x 10' 3") window to the rear aspect, two radiators, TV point, DRESSING AREA with two large mirror fronted wardrobes with hanging and shelved storage space

En-Suite Shower Room

fully tiled double shower, vanity unit with wash basin, W.C, towel radiator, window to the rear aspect

Bedroom Two

5.50m x 3.35m (18' 1" x 11' 0") window to the front aspect, radiator, loft access

Bedroom Three

3.46m x 3.24m (11' 4" x 10' 8") window to the front aspect, radiator

Bathroom

bath with shower and full tiling, W.C, vanity unit with wash basin with tiled and mirrored splash back, window to the side aspect, towel radiator

Outside

Front Garden

laid to lawn. The driveway allows off road parking for two vehicles leading to the Garage

Garage

an oversized garage measuring 5.60m x 3.40m (18' 4" x 11' 2") with up and over door, power, light, gas fired boiler and personal door to the Kitchen

Rear Garden

fully enclosed and laid mainly to lawn with flower and shrub borders and a large paved patio

Agents Note

a Service Charge of £70 per month is payable for the maintenance of communal areas

Contact Us

If you require any additional details or would like to view this property, please call our St Neots office on 01480 406400

