







## 30 Hogsden Leys, St Neots, Cambridgeshire PE19 6AD

£535,000

- A generous Family home approaching 2000 sq. ft
- Walking trails within easy reach
- THREE generous reception rooms
- Perfectly located for the Mainline Station
- Versatile accommodation over three floors
- Garaging for TWO vehicles with additional off street parking
- 17ft Family eat-in Kitchen/Breakfast Room with Utility Room

### INTRODUCTION

A beautifully bright and spacious family home located within easy reach of St Neots Mainline Station offering a fast train service into Central London. Offering generous living accommodation with THREE reception rooms, a 17ft 'eat-in' Kitchen with Utility Room and double doors opening to the enclosed Garden making the house ideal for social entertaining. The enclosed Garden has been cleverly planted and laid out to make the most of the sun with gated access to the rear leading to the 2 single garages with parking. On the upper floors, there are FIVE generous bedrooms, two of which have EN-SUITE shower rooms. There is also a Family Bathroom.

Hogsden Leys sits towards the top of the Loves Farm development and is within close proximity of walking routes and the childrens activity play area. Regular fast trains head into Central London to the South or Peterborough to the North.

St Neots offers a wide range of independent eateries and coffee houses with both Waitrose and Marks & Spencer supermarkets amongst other High Street stores. The Riverside Park hosts many annual events including the Dragon Boat Race along the River Great Ouse. Cambridge is just 17 miles to the East.

This is a great opportunity to acquire a spacious family home with great transport links all close by. Viewings strictly by appointment.

### Agents Notes

This is a FREEHOLD property with an annual maintenance charge of around £150.00 for the upkeep of the communal areas of the development.

If you have any questions relating to the property, or would like to arrange a viewing appointment, please call our St Neots office on 01480 406 400.

### Directions

Leaving St Neots town centre along Cambridge Street continuing under the Railway Bridge along Cambridge Road. Take a left at the second roundabout onto Stonehill. At the top of Stonehill, turn right onto Great High Ground and continue into Hogsden Leys. No.30 can be found on the right displaying a 'for sale' board.

