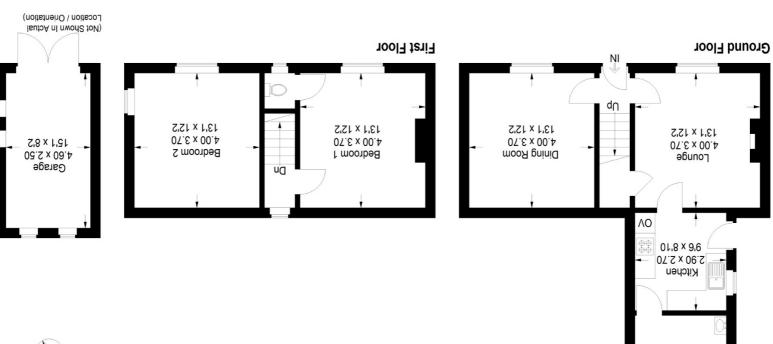


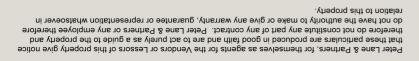
13.1 x 12.2 13.1 × 12.2 13.1 × 12.2 13.1 x 12.2 07.8 x 00.4 4.00 x 3.70 4.00 x 3.70 07.6 x 00.₽ Bedroom 2 Bedroom 1 mooA gninia Ponnge uД ΛΟ 01'8 x 8'8 2.90 x 2.70 Kitchen ft ps 888 \ m ps 7.58 = senA ismetini seoið einskrivotigdA ft ps 851 \ m ps 9.11 = agense ft ps 810 \ m ps +.40 = isfoT Mill Hill Road, Eaton Ford, St Neots, PE19 7AJ



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. (ID10222224) Housepix Ltd This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings







PARTUERS Peter















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



- 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.
- No forward chain.



Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, doors to

Sitting Room

 $3.95 \, \text{m} \times 3.71 \, \text{m} (13' \, 0'' \times 12' \, 2'')$ 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

6.5

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

 $3.95m \times 3.75m (13' 0" \times 12' 4")$ 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