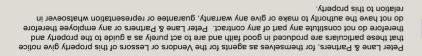


Illustration for identification purposes only, measurements are approximate, not to scale.





















# 62 Samuel Jones Crescent, Little Paxton, St Neots, Cambridgeshire PE19 6QY £362,500



- Substantial Town House of approx. 1600 sq.ft
- Two EN-SUITE bedrooms
- Large integral single garage
- Viewing essential!

Accommodation

- · Favoured location, close to the Nature Reserve and **River Great Ouse**
- · 1st floor Sitting Room with Juliet Balcony
- Southerly facing garden







Cloakroom two piece white suite to comprise low level W.C and wash hand basin, splashback wall tiling, frosted window to the front

# Kitchen & Dining Room

a spacious and social space comprising of fitted cupboard units with worksurfaces and integrated kitchen appliances, ceramic tiled floor, concealed gas fired boiler serving domestic hot water and central heating supply, glazed doors leading out to the Garden

#### **First Floor Landing**

laundry cupboard with plumbing for automatic washing machine and space over for tumble/dryer, stairs rising to Second Floor Landing

# Lounge

a bright and spacious reception room benefitting from a southerly facing aspect, window to the rear with double opening doors to the Juliet Balcony

# **Bedroom Three**

window to the front aspect with double opening doors to a Juliet Balcony

# **Bedroom Four**

window to the front aspect

# **Bathroom**

three piece white suite to comprise panel bath with shower handset over, low level W.C and wash hand basin, splashback wall tiling, ceramic tiled floor

# **Second Floor Landing**

built-in storage cupboards

# **Bedroom One**

two windows to the rear aspect, door to:

#### **En-Suite Shower**

three piece white suite to comprise fully tiled double width shower enclosure, low level W.C and wash hand basin, splashback wall tiling, ceramic tiled floor, heated towel radiator

#### **Bedroom Two**

access to the loft space, window to the front aspect, generous bay window with double opening doors to a Juliet Balcony, door to:

#### **En-Suite Shower**

three piece white suite to comprise fully tiled double width shower enclosure, low level W.C and wash hand basin, splashback wall tiling, ceramic tiled floor, heated towel radiator

#### Outside

Easily maintained frontage with off street parking for two vehicles and leading to the single integral GARAGE. Rear garden mainly laid to lawn with gateway to the rear providing rear pedestrian access, southerly facing.

integral garage with up & over door, power and light connected. Personal door into Hallway

# **Agents Notes**

This is a FREEHOLD property however a service charge is payable towards the upkeep of the communal areas within the development. This charge is approx. £200.00 per annum (to be confirmed).

If you would like any further information or if you would like to arrange a viewing, please contact our St Neots office on 01480 406 400.







