





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



Accommodation

composite door to:

Entrance Hallway

stairs rising to First Floor Landing, radiator

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.

Garage

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.

