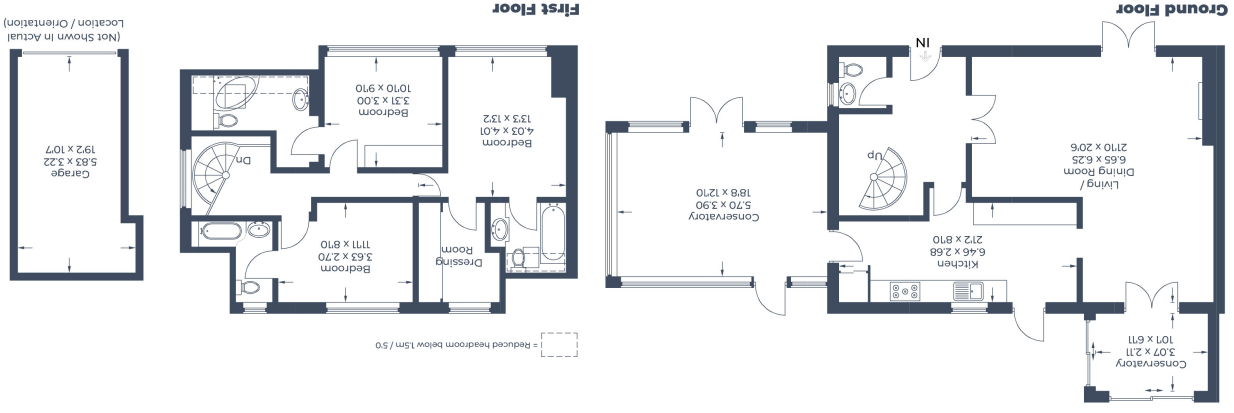


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-95)
B	(65-84)
C	(50-64)
D	(35-49)
E	(20-34)
F	(10-19)
G	(1-9)
Very energy inefficient - higher running costs	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Gross Internal Area

- Ground Floor = 99.7 sq m / 1,073 sq ft
- First Floor = 62.4 sq m / 672 sq ft
- Garage = 16.9 sq m / 182 sq ft
- Total = 179.0 sq m / 1,927 sq ft





- Views across the River Great Ouse, Marina and Riverside Park
- Three EN-SUITE bedrooms
- Spacious L shaped Lounge and Dining Room
- NO CHAIN

- Premium address within Crosshall School catchment
- Conservatory & Sun Lounge
- Refitted Kitchen

CROSSHALL ROAD

If the location of your next home is of great importance, then you will find no better address than 117 Crosshall Road. This beautifully presented property offers bright living accommodation with the potential, if required, to be extended to create a outstanding family home with picturesque views. On entering the property you are immediately drawn to the abundance of natural light with large picture windows gracing the front aspect of the property. A large dual aspect Conservatory sits to the right of the property making the most of the position and views with a Sun Lounge to the rear, ideal for anybody wishing to work from home. The sunrise is a pleasure to watch from the Balcony, a relaxed environment for breakfast, an evening drink or large gathering.

AGENTS NOTES

Positioned within a short stroll of the town centre, Riverside Park and Crosshall School, the location of Crosshall Road is hard to beat. St Neots Golf Club is within walking distance along with St Neots rowing and tennis clubs. The A1 is a few minutes drive away. St Neots Mainline Station offers a 'fast train' service into London within 40 minutes.

This is a freehold property. If you have any questions relating to the property or would like to arrange a viewing appointment, please contact our St Neots Office on 01480 406400.

The property is offered with NO FORWARD CHAIN.

