

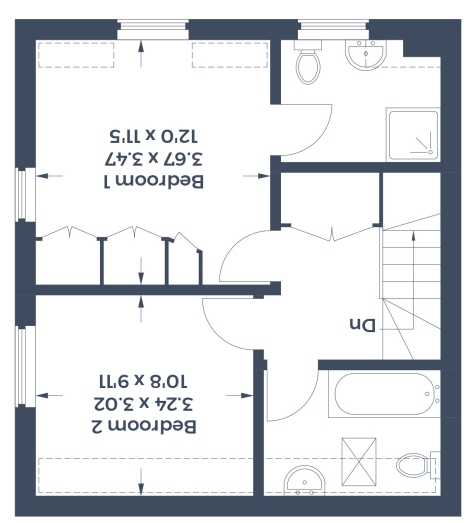
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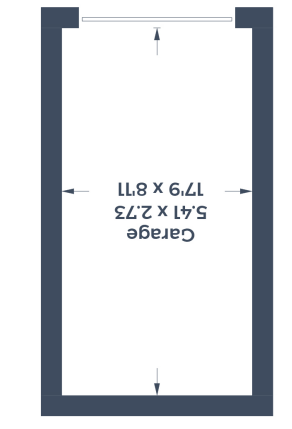
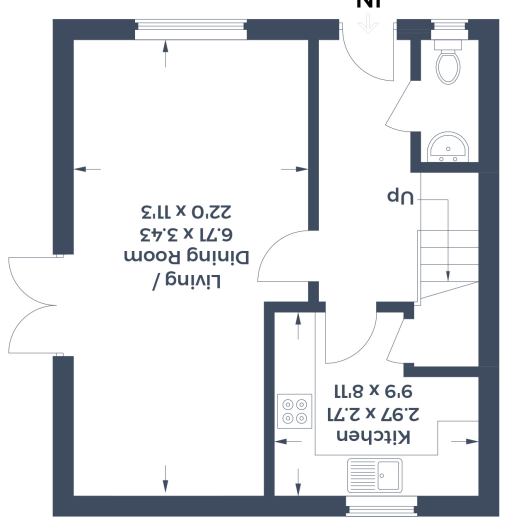
Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	90-100
B	81-89
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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.

First Floor



Ground Floor



= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area
 Ground Floor = 40.2 sq m / 433 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Garage = 15.3 sq m / 164 sq ft
 Total = 95.4 sq m / 1026 sq ft





419 Great North Road, Eaton Ford, St Neots PE19 7GH

£330,000

- Two Double Bedrooms with EN SUITE to principal bedroom
- Separate kitchen.
- Enclosed garden.
- Walking distance to Crosshall Schools.
- Generous reception room.
- Downstairs W.C.
- Garage and parking.
- Cul-de-sac location.

Introduction

A very well presented TWO BEDROOM SEMI-DETACHED HOUSE situated in a cul-de-sac within this highly desirable location. The property has a generous reception room with French doors to the garden and TWO DOUBLE BEDROOMS with EN-SUITE SHOWER ROOM and fitted wardrobes to the PRINCIPAL BEDROOM.

Outside the Garden is fully enclosed and beautifully landscaped with a gate providing pedestrian access to the front garden. The SINGLE GARAGE is alongside and there is parking to the front for one or two vehicles.

Situated in the sought after Eaton Ford area the house is within walking distance of the Crosshall Schools.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, laminate wood flooring, radiator, alarm control panel

W.C

W.C, wash hand basin, radiator, frosted window

Kitchen

window to the rear aspect, base and eye level cupboards, drawer units, work surfaces with tiled splash backs and stainless steel one and a half bowl sink unit, electric fan assisted oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge freezer, under stairs storage cupboard/pantry, cupboard housing gas fired boiler

Lounge Dining Room

window to the front aspect, French doors to the garden, coved ceiling, radiators, TV point

First Floor Landing

loft access, double airing cupboard with Megaflow hot water system, wood laminate flooring

Bedroom One

windows to the front and side aspect, fitted wardrobes, radiator, telephone point

En-Suite Shower Room

fully tiled shower, pedestal wash basin, W.C, frosted window, radiator

Bedroom Two

window to the side aspect, radiator, wood laminate flooring

Bathroom

bath with mixer tap shower attachment and full tiling, W.C, pedestal wash basin, roof light window, radiator

Outside

Front Garden

an open garden laid to artificial lawn with flower and shrub borders and paths leading to both the front door and garden gate

Rear Garden

fully enclosed and laid mainly to lawn with a paved patio, flower and shrub borders, outside light and a gate providing pedestrian access to the front

Garage & Parking

a single Garage with up and over door. Parking in front of the Garage for one or two cars

Communal Garden

an area of enclosed communal garden at the rear of the property

Management Charge

residents contribute to a Management Company for the maintenance of communal gardens and lighting. Approx. £730 per annum (2024/25).

