



33 Woodlands, St. Neots, PE19 1UE





Guide Price: £550,000-£575,000

Freehold

Woodlands, St. Neots, PE19 1UE

- Detached Family Home
 - Popular Location
 - Double Garage & Driveway
 - Walking Distance to Train Station
 - Double Height Entrance Hall
 - Conservatory
 - Low Maintenance Garden
 - Well Presented
 - Freehold
 - Energy Rating- E/48
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Rarely available ## Thomas Morris is delighted to offer this Four bedroom detached property in one of St Neots' most desirable areas of Woodlands. The property comprises:- double-height entrance hall, lounge, conservatory, kitchen, cloakroom, utility room, four bedrooms, ensuite to bedroom two, and a family bathroom. The property further benefits from a double garage, driveway, and a well presented rear enclosed garden.



Council Tax Band - E
Huntingdon District Council

Accommodation

Entrance Porch

Entrance Hallway

Cloakroom

Living Room 20'8" x 14'1" (6.3m x 4.3m).

Conservatory 11'3" x 10'10" (3.43m x 3.3m).

Kitchen 10'10" x 8'5" (3.3m x 2.57m).

Utility Room 6'1" x 4'11" (1.85m x 1.5m).

Bedroom Three 11'10" x 10'8" (3.6m x 3.25m).

Ensuite Shower Room

First Floor Landing

Bedroom One 14'4" x 10'5" (4.37m x 3.18m).

Bedroom Two 12'1" x 10'8" (3.68m x 3.25m).

Bedroom Four 8'5" x 7'8" (2.57m x 2.34m).

Bathroom

Outside

Front Garden and Enclosed Rear Garden

Double Garage and Driveway



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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