



63 Wilkinson Close, Eaton Socon, PE19 8HJ



Offers in Excess of: £290,000 Freehold

Wilkinson Close, Eaton Socon, PE19 8HJ

- Extended Family Home
 - Immaculately Presented
 - Extended and Refitted Kitchen/Diner
 - Refitted Cloakroom and Shower Room
 - Popular Residential Area
 - Cul de Sac Position
 - Garage En Bloc
 - Enclosed Rear Garden
 - Freehold
 - Energy Rating D/68
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This immaculately presented four bedroom family home is located in the highly desirable area of Eaton Socon. The current owners have extended the property to include a stunning kitchen/dining/family room that overlooks the rear garden. The entrance hallway leads to a cloakroom, lounge, kitchen/dining/family room, four bedrooms, and a shower room. Previously, this property had three bedrooms and could easily be converted back if required. Furthermore, this property boasts an enclosed rear garden and a garage en bloc. We highly recommend viewing this property as it provides easy access to all local amenities.



Council Tax Band - C
Huntingdon District Council

Accommodation

Entrance Hall

Cloakroom

Lounge 14'10" x 14'7" (4.52m x 4.45m).

Kitchen/Dining/Living Area 23'4" x 14'10" (7.1m x 4.52m).

Landing

Bedroom One 11'7" x 8'9" (3.53m x 2.67m).

Bedroom Two 9'4" x 7'11" (2.84m x 2.41m).

Bedroom Three 6'7" x 6' (2m x 1.83m).

Bedroom Four 8'8" x 5'11" (2.64m x 1.8m).

Shower Room

Outside

Front Garden

Enclosed Rear Garden

Garage En Bloc



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.



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