



3 Sambar Close, Eaton Socon, PE19 8QG





THOMAS MORRIS

Offers in excess of: £475,000 Freehold

Sambar Close, Eaton Socon, PE19 8QG

- Detached Family Home
- En Suite to Main Bedroom
- Double Garage & Driveway
- Walking Distance to Crosshall School
- Popular Residential Area
- Enclosed Rear Garden
- Close to Shops and Amenities
- Great Access to Major Road links
- Freehold
- Energy Rating – C/71

This spacious family home is located in the popular residential area of Eaton Socon, within walking distance to Crosshall School, shops, and other amenities. The property comprises of four bedrooms, a good-sized living room with access to the rear garden, a dining room, a kitchen, and a utility room. On the first floor, there are four bedrooms, including a main bedroom with an en suite and a family bathroom. Externally, the property benefits from front and rear gardens, as well as a driveway leading to a double garage.



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Council Tax Band - E
Huntingdon District Council

DRAFT DETAILS

Accommodation

Entrance Hall

Cloakroom

Living Room 21'1" x 11'9" (6.43m x 3.58m).

Dining Room 12'1" x 9'11" (3.68m x 3.02m).

Kitchen 13' x 8'11" (3.96m x 2.72m).

Utility Room 5'10" x 5'2" (1.78m x 1.57m).

First Floor Landing

Bedroom One 12'6" x 11'5" (3.8m x 3.48m).

En Suite

Bedroom Two 10'5" x 10'5" (3.18m x 3.18m).

Bedroom Three 9'1" x 9' (2.77m x 2.74m).

Bedroom Four 7'11" x 6'11" (2.41m x 2.1m).

Bathroom

Outside

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.



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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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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