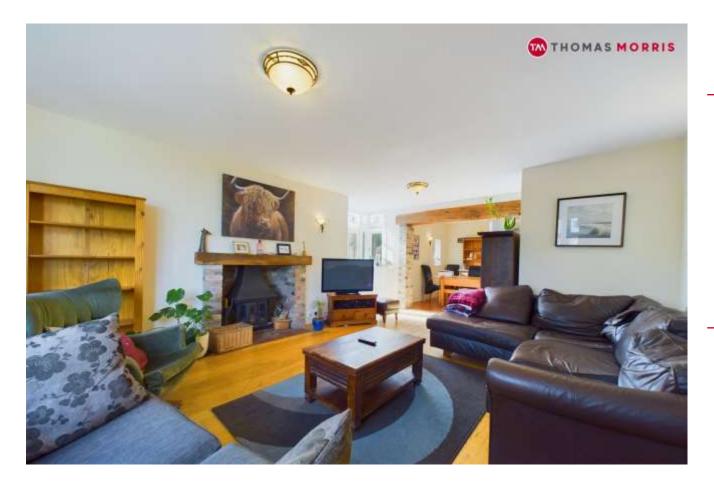
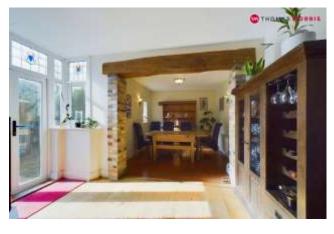


81 Crosshall Road, Eaton Ford, PE19 7AB









Asking Price: £750,000 Freehold

Crosshall Road, Eaton Ford, PE19 7AB

- Four Double Bedrooms
- Period Features
- Double Garage
- Popular Location
- Four Reception Rooms
- West Facing Garden
- Four Piece En-suite
- Driveway & Double Garage
- Freehold
- Energy Rating D/66

This impressive family home is situated on a fantastic plot overlooking the Riverside Park, located in one of St Neots' most sought after areas. The property boasts four double bedrooms, with the main bedroom featuring a dressing room and en-suite bathroom. On the ground floor, there are four reception rooms and a conservatory that overlooks the generous enclosed rear garden. The front of the house has a driveway that provides ample parking and leads to a double garage. The property is well located, being close to all the necessary facilities and amenities.

Council Tax Band - F Huntingdon District Council

DRAFT DETAILS

Accommodation

Entrance Hall

Snug 10'3" x 8'5" (3.12m x 2.57m).

Dining Room 10'3" x 10 (3.12m x 10).

Living Room 22'2" x 14'6" (6.76m x 4.42m).

Kitchen 14'1" x 11'3" (4.3m x 3.43m).

Utility Room 10'8" x 8'5" (3.25m x 2.57m).

Shower Room

Sunroom 21'9" x 8'7" (6.63m x 2.62m).

Office 9'1" x 8'1" (2.77m x 2.46m).

First Floor Landing

Bedroom One 14'8" x 14'7" (4.47m x 4.45m).

Dressing Area

Ensuite Bathroom

Bedroom Two 14'1" x 11'4" (4.3m x 3.45m).

Bedroom Three 17'9" x 8'7" (5.4m x 2.62m).

Bathroom

Bedroom Four 10'1" x 9 (3.07m x 9).

Outside

Enclosed Rear Garden, Driveway and Garage







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.



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.

Disclaime

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW
T: 01480 403020
enquiriessn@thomasmorris.co.uk

Visit all our properties at thomasmorris.co.uk



