



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.



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