



28B, Humberley Close, Eynesbury, PE19 2SE

 THOMAS MORRIS

Guide Price: £450,000-£460,000

Freehold

Humberley Close, Eynesbury, PE19 2SE

- Four Bedroom Family Home
 - Corner Plot
 - Double Garage
 - Off-Road Parking
 - Ensuite Shower Room
 - Cloakroom
 - Study
 - Close to Local Amenities
 - Freehold
 - Energy Rating – D/67
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Thomas Morris presents this fabulous family home in Eynesbury, close to St Neots town centre, supermarket, school, and leisure centre. The property features a double garage, plenty of off-road parking, a study, a modern kitchen, a spacious lounge and dining room with access to a lovely garden, four double bedrooms, a family bathroom, and an Ensuite in the main bedroom. This is a rare find and an ideal residence for families looking for a convenient and comfortable upsize.

Council Tax Band - C

Huntingdonshire District Council



Accommodation

Entrance Hallway

Living Room 11'3" x 12'2" (3.43m x 3.7m).

Dining Room 8'4" x 18'1" (2.54m x 5.5m).

Study 6'9" x 7'9" (2.06m x 2.36m).

Kitchen 8'4" x 12'1" (2.54m x 3.68m).

Cloakroom

First Floor Landing

Bedroom 1 11'11" x 9'3" (3.63m x 2.82m).

Bedroom 2 12' x 9' (3.66m x 2.74m).

Bedroom 3 7'7" x 11'9" (2.3m x 3.58m).

Bedroom 4 7'7" x 12'2" (2.3m x 3.7m).

Bathroom 8'6" x 6'7" (2.6m x 2m).

Ensuite

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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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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