



2 Masefield Avenue, Eaton Ford

St. Neots

£475,000





This delightful 4-bedroom detached family home is located in the highly sought-after area of Eaton Ford, offering a perfect blend of modern living and potential for future expansion (subject to planning). Just a short walk from the reputable Crosshall School, this property is ideal for families seeking both convenience and a spacious, comfortable living space.

The property boasts a beautifully maintained west-facing rear garden, perfect for enjoying the afternoon sun and entertaining guests. Inside, the home offers generously sized rooms, including four well-proportioned bedrooms, creating a perfect environment for family life.

Additional features include a garage and driveway, providing ample parking and storage space. With easy access to the A1 and local amenities, as well as being just half a mile from St Neots Town Centre and Riverside Park, this home offers a fantastic location for both work and leisure.

#### **Entrance Porch**

UPVC door to entrance porch. Door leading to entrance hall.

#### **Entrance Hall**

Stairs to first floor. Doors to WC, kitchen and living room. Radiator.

#### **WC**

Two piece white suite comprising low level WC and wash hand basin with vanity unit. Radiator. UPVC window to side.

#### **Living Room**

14' 8" x 12' 0" (4.47m x 3.66m)

UPVC window to front. Radiator. TV and telephone points. Glazed French doors leading to dining room.







### **Kitchen**

12' 6" x 10' 0" (3.81m x 3.05m)

Refitted kitchen comprising work surfaces with drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in double oven and four ring hob with extractor fan over. Plumbing for washing machine. Inset ceiling lights. UPVC window and door to rear garden. Door to dining room.

### **Dining Room**

12' 0" x 10' 0" (3.66m x 3.05m)

UPVC window and door to rear garden. Radiator. Glazed French doors to living room.

### **Landing**

UPVC window to side. Cupboard housing gas combi boiler. Loft access with loft ladder. Doors to bedrooms and shower room.

### **Bedroom One**

12' 8" x 11' 8" (3.86m x 3.56m)

UPVC window to front. Radiator. Built in double wardrobe.

### **Bedroom Two**

11' 4" x 10' 1" (3.45m x 3.07m)

UPVC window to rear. Radiator. Built in double wardrobe. Range of fitted cupboards, shelves and desk.

### **Bedroom Three**

UPVC window to front. Radiator.

### **Bedroom Four**

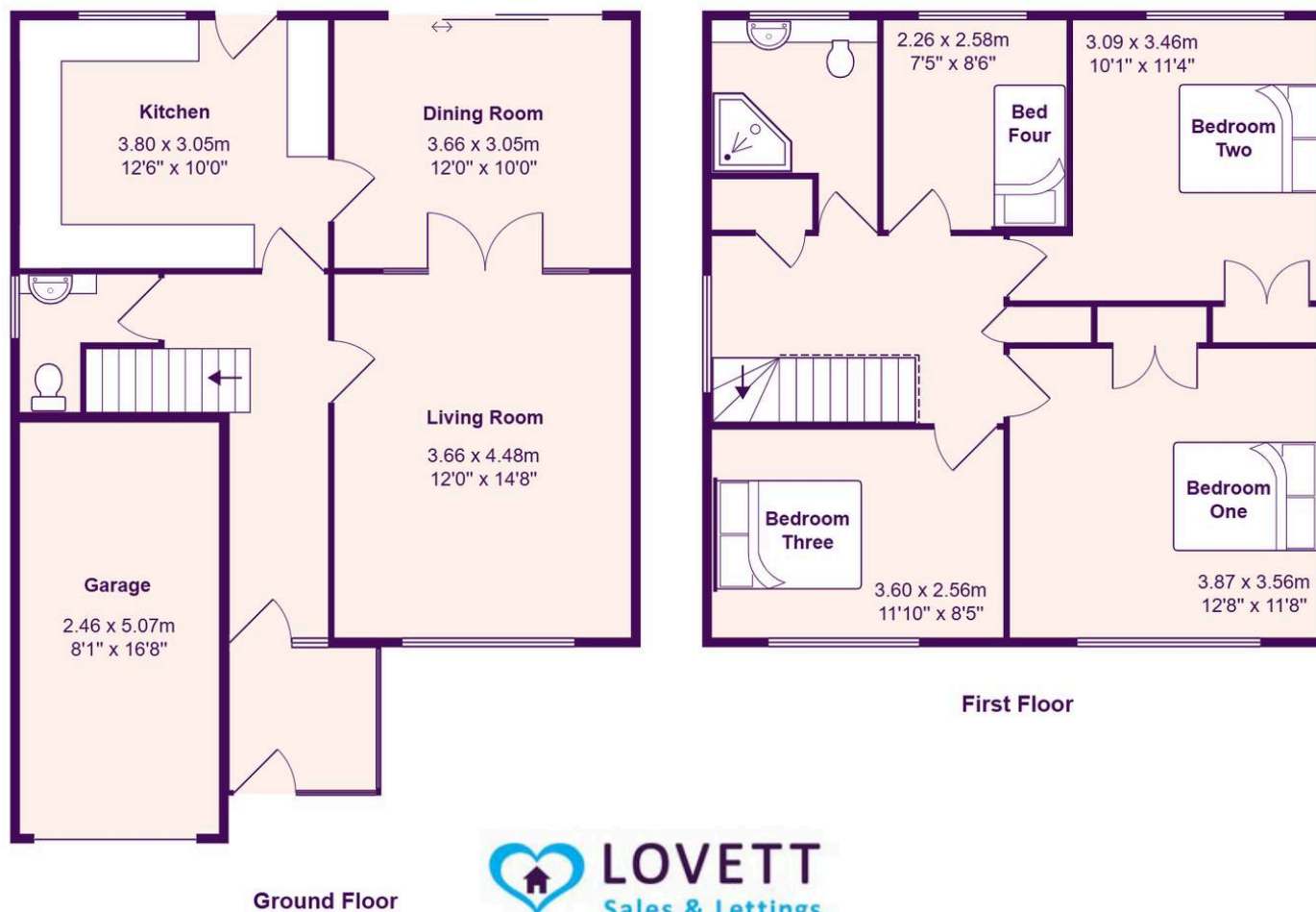
8' 6" x 7' 5" (2.59m x 2.26m)

UPVC window to rear. Radiator.

### **Shower Room**

Three piece white suite comprising low level wc, wash hand basin with vanity unit and a corner shower cubicle with glass screen and fully tiled walls. Heated towel rail. UPVC window to rear.





Total Area: 124.5 m<sup>2</sup> ... 1340 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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