



Viscount Court, Eaton Socon - PE19 8DJ

Guide Price £375,000 - £400,000



HARVEY  
ROBINSON

# Viscount Court

Eaton Socon, St. Neots

\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*

Harvey Robinson Estate Agents in St Neots are delighted to present this significantly extended and beautifully improved five-bedroom family home, located in Eaton Socon. Offered with no onward chain, this property is ideal for a growing family, providing generous and versatile living space throughout. Upon entering, you are welcomed into a modern kitchen/dining room featuring ample storage and integrated appliances. An inner hallway offers practical storage, access to the downstairs cloakroom, and stairs rising to the first floor. From here, a further door leads into the spacious lounge, which has been enhanced by a full-width rear extension. This impressive addition creates an excellent second living area and boasts bi-folding doors opening directly onto the rear garden. Upstairs, the property offers five well-proportioned bedrooms, along with a family bathroom and a separate shower room. Externally, the home benefits from off-road parking beneath a car port, as well as a large storage shed. The rear garden is enclosed, low-maintenance, and perfect for outdoor enjoyment.

- Postcode: PE19 8DJ
- What3Words location: ///crest.prospers.pelting
- Council tax: B
- Extensions: Completed in 2018 & 2026
- How long have the owners lived here: 10 years
- Vendors onward movements: Moving for work
- Rear garden fence responsibility: Right and rear
- Water meter: Yes
- Primary catchment: Bushmead
- Secondary catchment: Ernulf
- Loft: Fitted with ladder, lighting and boarding
- Boiler: Installed 2016

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. and photographs provided for guidance only.





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Eaton Socon, St. Neots

Positioned on the edge of St Neots, Eaton Socon is an extremely popular and well-regarded suburb. Whether you are a professional looking for an effortless commute to London or Cambridge or a growing family with access to schools Eaton Socon could be the perfect match for you. St Neots mainline station, benefitting from a direct line into London Kings Cross, is located within two miles of Eaton Socon, with further effortlessly accessed commuter links via the A1 and A421 right on the neighbourhood's doorstep. Packed full of amenities, Eaton Socon benefits from having all your day-to-day needs catered for. The range of amenities include several popular Eatery chains, a Supermarket, several Convenience Stores, a Church, a Retail Park sporting a variety of well-established Stores, a Business Park, a Carwash, a Hotel and several Local Restaurants covering a plethora of cuisines. In addition to this the authentic River Mill pub which is situated on the waterfront of the Great River Ouse is within a short walk. Alongside the River Mill sits Eaton Socon lock which connects Eaton Socon to a 18 hectare park that stretches across to Eynesbury, the route comprises of several popular scenic walks. The school catchments the area falls into are well regarded, in particular Bushmead Primary school, located off Bushmead Road.

Council Tax band: B

Tenure: Freehold

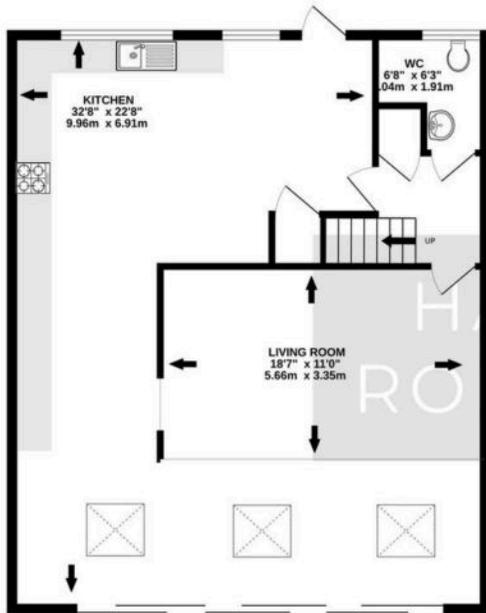
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 sq.m.) approx.  
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## FAQ

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British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	91	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

