



Nuffield Road, St. Neots - PE19 0AA

In Excess of £330,000



HARVEY  
ROBINSON

# Nuffield Road

St. Neots, St. Neots

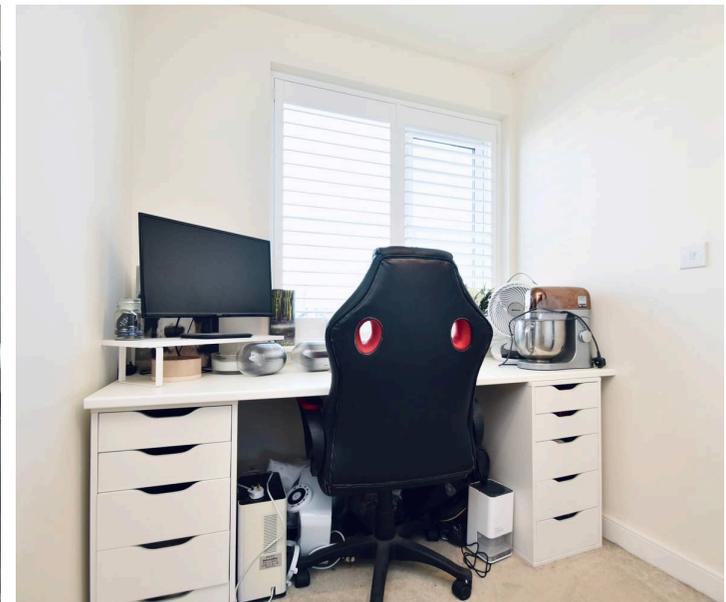
Harvey Robinson Estate Agents are delighted to present this modern three/four bedroom townhouse, built in 2023 and located on the sought-after Wintringham development on the outskirts of St Neots. Offered with no onward chain, this stylish home provides versatile accommodation across three floors, making it an ideal choice for families.

On the ground floor, the property welcomes you with an entrance hall, cloakroom, and a dedicated study. To the rear, a spacious open-plan kitchen/dining/family room creates the heart of the home, featuring French doors that open directly onto the enclosed garden.

The first floor hosts a bright lounge and the primary bedroom, complete with its own en-suite shower room.

On the second floor, two further double bedrooms are served by a modern family bathroom, offering ample space for children or guests.

Externally, the property benefits from a private rear garden and two allocated parking spaces, adding convenience to contemporary living.





# Nuffield Road

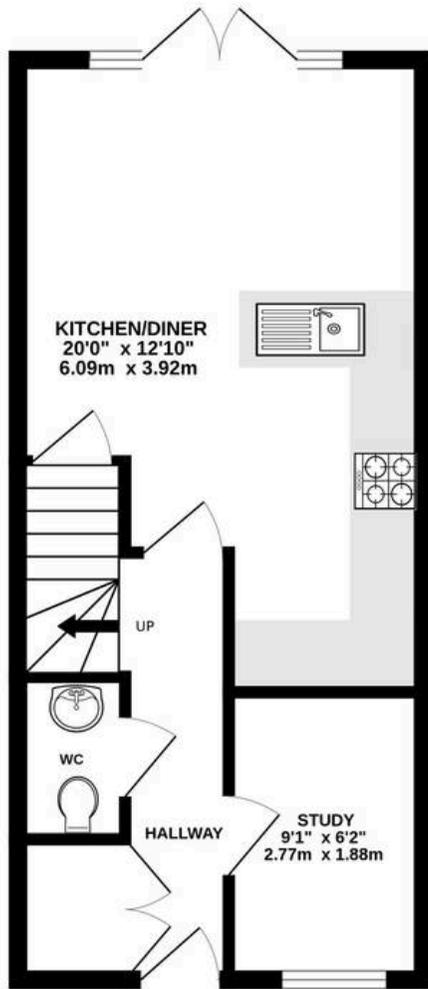
St. Neots, St. Neots

## LOCATION & AMENITIES

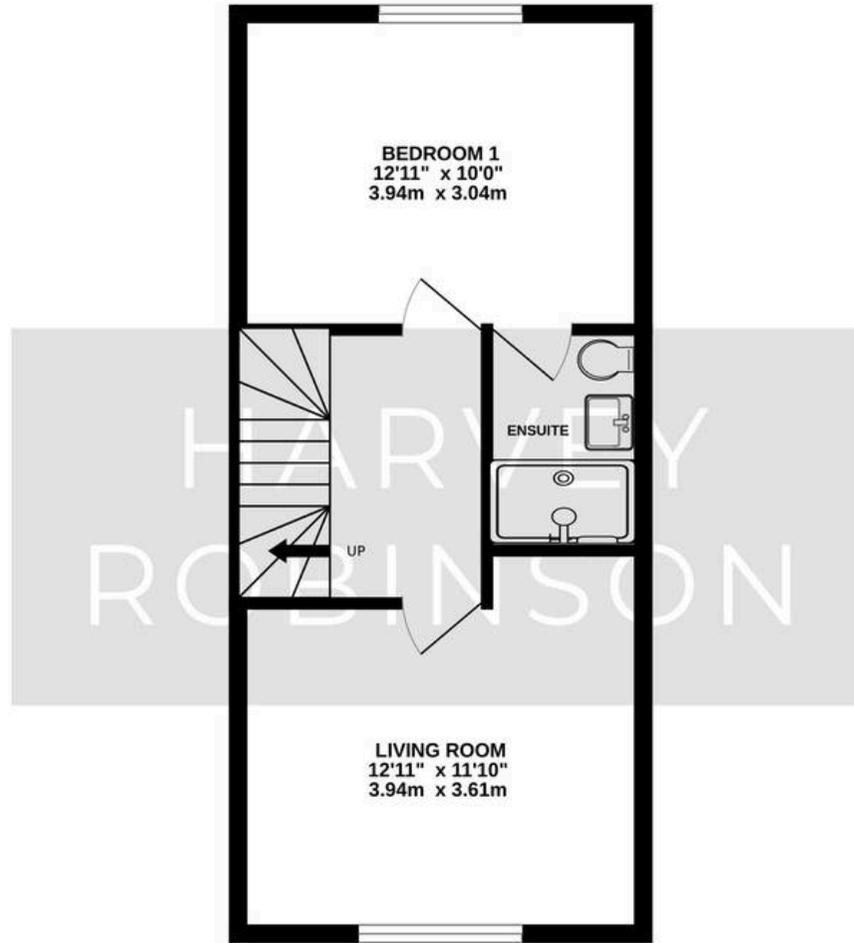
With great rail, bus and road links, Wintringham really is one of the best-connected places in St Neots and the surrounding areas. The development has seen significant investment in cycle and walkways, allowing you to stroll freely and enjoyably throughout and out to the wider St Neots area. From the short walk to St Neots station connecting you perfectly into Central London, to the bus service to Cambridge, Milton Keynes and Oxford, you'll enjoy the freedom to connect. Plans to upgrade the A1 and A428 are well underway making Wintringham ideal for commuters. St Neots Town centre is located just over 1 mile away with various shops, bars, and restaurants to choose from.



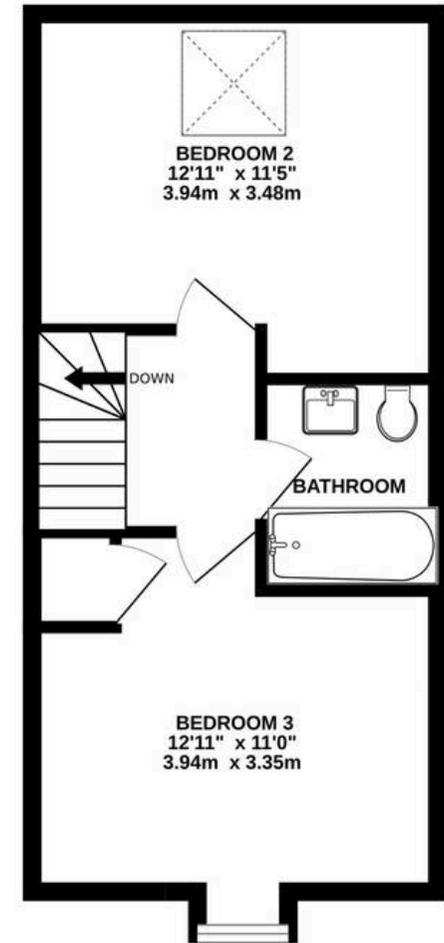
GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.  
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## Nuffield Road

St. Neots, St. Neots

**FAQ** Postcode for SatNav: PE19 0AA

What3Words Location: ///smuggled.baguettes.florists

Council Tax: C

Garden Aspect: East

Vendors onward movements: Purchasing a new build, complete forward chain

How long have the owners lived here: Since new 2023

**Estate maintenance charge: Approx £280 per annum**

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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

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5.0 Star Google Review Rating

