



Chawston Close, Eaton Socon - PE19 8QB

In Excess of £240,000



HARVEY
ROBINSON

Chawston Close

Eaton Socon, St. Neots

Harvey Robinson estate agents in St Neots are delighted to be marketing this well-presented two-bedroom terraced house which is an ideal first purchase, offering comfortable and practical living in a popular residential area. Upon entering, you are welcomed into an entrance hall that opens in to the lounge perfect for relaxing or entertaining guests. The fitted kitchen provides ample storage and workspace. To the rear of the property, a spacious conservatory serves as a versatile dining room. Upstairs, there are two bedrooms and a family bathroom.

Outside, the low maintenance rear garden offers an ideal space for alfresco dining or simply unwinding at the end of the day. The garden is designed for ease of upkeep making it perfect for those seeking outdoor enjoyment without the need for extensive gardening. A single garage, located nearby, provides secure parking or additional storage, and there is further on-street parking available for visitors. The property is situated within easy reach of local amenities, reputable schools, and excellent transport links. This attractive home combines practical features with a welcoming outdoor space, making it a superb opportunity for buyers looking to settle in a well-connected and sought-after location.



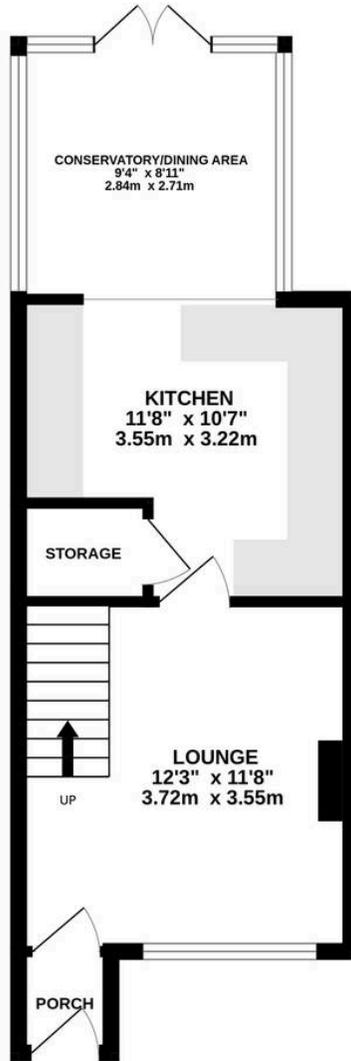
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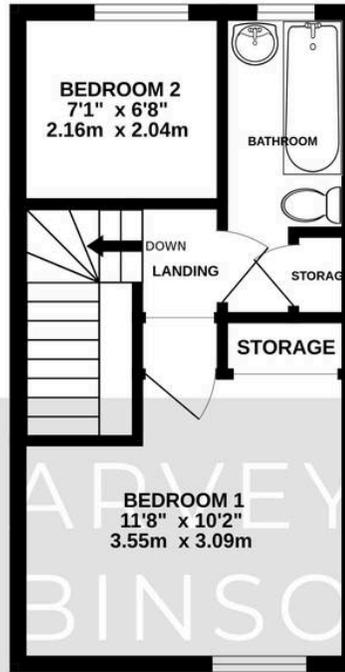
Positioned on the edge of St Neots, Eaton Socon is an extremely popular and well-regarded suburb. Packed full of amenities, Eaton Socon benefits from having all your day-to-day needs catered for. The range of amenities include several popular eatery chains, a supermarket, several convenience stores, a church, a retail park sporting a variety of well-established stores, a business park, a hotel and several local restaurants. In addition to this, Eaton Socon is home to the River Mill pub which is situated on the waterfront of the Great River Ouse. 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 scenic walks, popular with nature lovers, runners and dog walkers. St Neots mainline station, benefitting from a direct line into London Kings Cross, is located 2.5 miles away, with further commuter links available via the A1 and A421 right on the neighbourhood's doorstep. The school catchments the area falls into are well regarded.



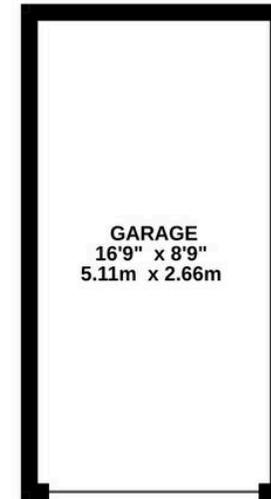
GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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Eaton Socon, St. Neots

FAQs

Postcode for SatNav: PE19 8QB

What3Words location: [///civic.prosper.sundial](https://civic.prosper.sundial)

How long has the owner lived here: Since 2018

Council tax: B

Reason for moving: Upsizing

Garden aspect: S/E

Water meter: Yes

Primary school catchment: Crosshall

Boiler: replaced 4 years ago

Loft boarded: Yes

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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Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

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