



Collingwood Road, Eaton Socon, PE19 8JQ
Guide Price £425,000 - £450,000

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LATCHAM
DOWLING

ESTATE AGENTS

*Unexpectedly back available
24/06/2024*

***GUIDE PRICE £425,000 -
£450,000***

****FANTASTIC FOUR DOUBLE BEDROOM
DETACHED FAMILY HOME WITH
DETACHED DOUBLE GARAGE****

Latcham Dowling Estate Agents are delighted to offer for sale this spacious and well presented detached family home, situated within this ever popular residential cul-de-sac and offering a striking and contemporary interior with a large open plan kitchen/ dining room with a range of integrated appliances, a spacious lounge with French doors opening out to the landscaped rear garden. modern oak interior doors and a lovely oak and glass balustrade to the stairwell. In addition to all of this, there is a detached double garage and a double width driveway providing off road parking for two cars.

Viewing is essential to really appreciate everything this lovely home has to offer!!

Entrance Via

Entrance Hall

19'6 max x 6.0 max (5.94m max x
1.83m.0.00m max)

Cloakroom

5'9 x 2'8 (1.75m x 0.81m)

Living Room

18'11 x 11'11 (5.77m x 3.63m)

Kitchen/ Dining Room

18'10 x 11'1 max (5.74m x 3.38m max)

First Floor Landing





Bedroom One
12'1 max x 10'2 (3.68m max x 3.10m)

Bedroom Two
11'4 x 10'2 (3.45m x 3.10m)

Bedroom Three
10'0 x 8'7 (3.05m x 2.62m)

Bedroom Four
10'4 x 8'6 (3.15m x 2.59m)



Bathroom

Rear Garden

Double Garage
17'6 x 16'9 (5.33m x 5.11m)

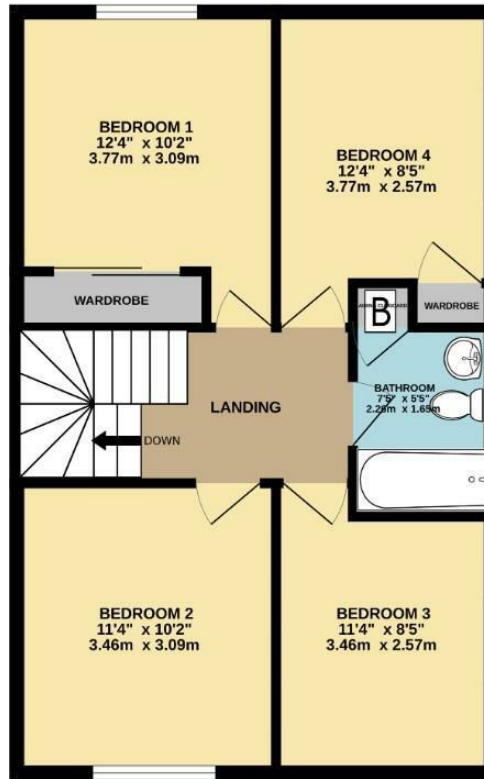
Front Of Property



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

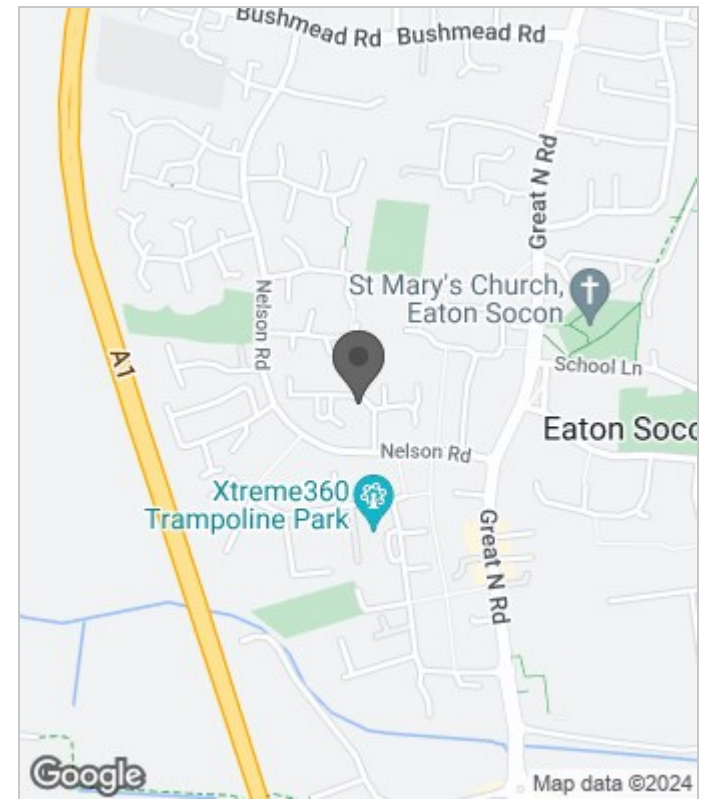


1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.




TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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