

A photograph of a two-story brick house with a white garage door and a blue car parked in the driveway. The house has a dark roof and a chimney. The text 'HARVEY ROBINSON' is overlaid in the top right corner.

HARVEY ROBINSON

Offers In Excess Of

£425,000

20 Sandwich Road

St. Neots, PE19 1TY

- Semi-Detached Family Home
- Four Bedrooms
- No Onward-Chain
- Close To St Neots Station

- Ground-Floor Rear Extension
- Spacious Rear Garden
- Ample Off-Street Parking
- Immaculately Presented





## PROPERTY SUMMARY

Harvey Robinson Estate Agents are very pleased to present this extended four-bedroom, semi-detached home for sale in a well-regarded area of St Neots within close proximity of the train station. Positioned close to local shops and amenities, and walking distance to the beautiful Priory Park, this home is a perfect purchase for all types of buyers! Offered for sale with no onward chain, this property has been extended and completely renovated by the current owners to create a high-quality and modern living space. The property in brief comprises of a light and airy porch and entrance hall, a lounge/diner, a high-spec kitchen/family room with island and separate utility room, a downstairs bedroom with dressing room, three spacious bedrooms upstairs, and shower rooms on both floors. Outside, the property benefits from a large rear garden, ample off-street parking at the front, and a garage/store.



## LOCATION

The desirable market town of St Neots proves ever popular for its scenic riverside walks, whilst boasting a high street with a variety of shops, bars, pubs and restaurants. The town hosts a Waitrose, Lidl, Marks and Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex, along with Eat n Bowl where children and adults can knock down some pin's day and night and enjoy a family meal.

Alongside the many amenities within the town, St Neots also benefits from Priory Park, which holds Green Flag Award status and offers eighty acres of extensive woodland and parkland to venture into. If you are a golfer, St Neots Golf Club is close to the town centre, and comes with a great reputation.

Transport links are a popular attraction for the town, with the A1 and A428 being within direct access. St Neots train station, which can be found within a 10-minute walk of the property, offers a high speed trainline providing direct access to London in under an hour.

St Neots provides the perfect opportunity for anyone looking for a blend of a peaceful and scenic lifestyle, whilst also having amenities and commuter links on your doorstep.







## FAQS

Postcode for SatNav: PE19 1TY

Tenure: Freehold

EPC: C

Council Tax: Band C

What3Words location: ///tolls.reporting.proudest

How long have the owners lived here: Since October 2022

Why are the owners moving: Relocating Overseas - No Onward Chain

Rear fence responsibility: All Fences

Garden aspect: South East

Water meter: Yes (Front of House)

Boiler: Installed in 2022

Loft: Part Boarded with Loft and Ladder

Primary School Catchment: Priory Infants/Junior School

Secondary School Catchment: Longsands Academy

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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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

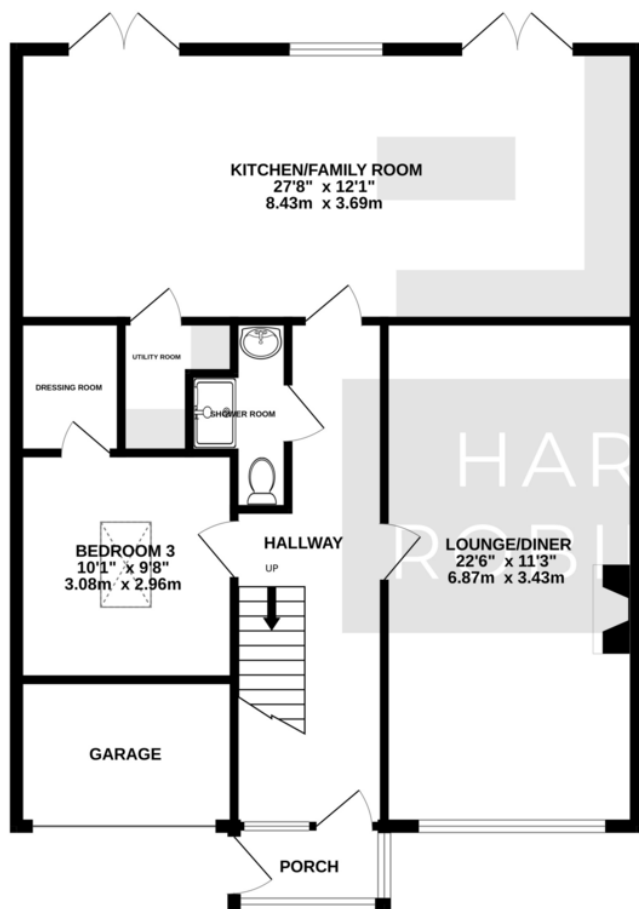
British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

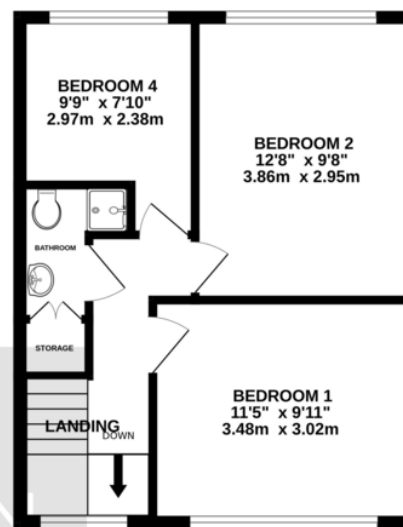




GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

#### OFFICE ADDRESS

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