



Woodlands, Warboys Huntingdon
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Downstairs Study
- Four Spacious Bedrooms
- Well Maintained Throughout
- Generous 18 Foot Lounge
- Driveway with Parking for Multiple Cars
- Secluded Rear Garden (Not Overlooked)

Ground Floor

Entrance Hall
Leading to;

Study - 8'4" x 13'5" Max (2.54m x 4.09m Max)
Multifunctional room with window to front.

Cloakroom

Fitted with a two-piece suite comprising of a wash hand basin, low-level-WC and window to side.

Lounge - 12'2" x 18'5" Max (3.71m x 5.61m Max)
Window to side with French Doors leading to the Garden.



Kitchen/Breakfast Area - 15'5" x 8'9" Max (4.70m x 2.67m Max)

Fitted with a matching range of base and wall units with breakfast bar, window to rear and side door.

Dining Room - 11'1" x 10'1" (3.38m x 3.07m)

Multifunctional room with window to front.

First Floor

Master Bedroom - 13'7" Max x 11'3" Max (4.14m Max x 3.43m Max)

Built-in wardrobes with window to front leading to;

En-Suite

Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to front.

Bedroom 2 - 13'1" x 9'7" (3.99m x 2.92m)

Window to rear.

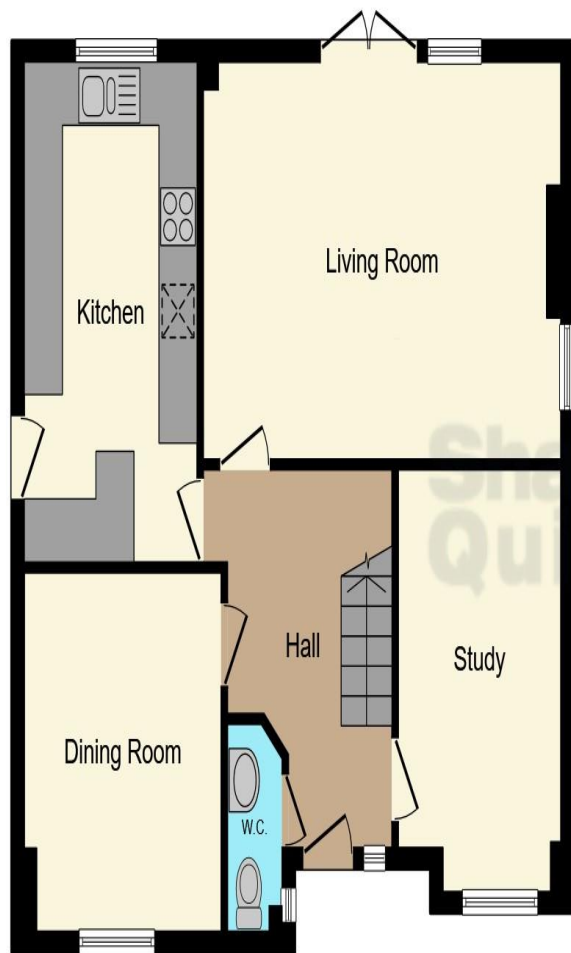
Bedroom 3 - 8'9" x 11'9" (2.67m x 3.58m)

Built-In wardrobe with window to rear.

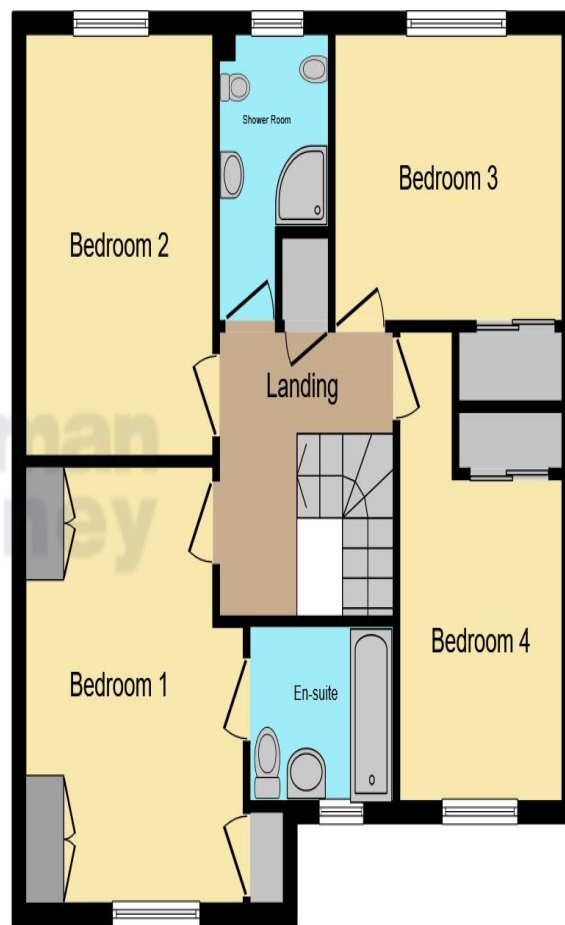
Family Bathroom

Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to front.





Ground Floor



First Floor

Bedroom 4 - 8'5" x 14'6" Max (2.57m x 4.42m Max)
Built-In wardrobes with window to front.

Outside

Accessible through French Doors from the Lounge, the private rear enclosed garden offers a generous seated patio area with laid lawn to rear. The front of the property offers a spacious driveway enabling parking for multiple cars along with the spacious Double Garage.

Double Garage - 15'7" x 15'6" (4.75m x 4.72m)
Fitted with electric sockets and lighting with two up and over rollers to front with access through the side door.


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