



High Street, Warboys Huntingdon  
**Offers in Region of £500,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three reception rooms and 24' kitchen
- Downstairs WC and five-piece bathroom
- Garage with electric door
- 0.22 Acre plot
- 40' Outbuilding/workshop
- Possible annex (SSTP)
- Popular village location
- Benefitting from no onward chain

## Entrance hall

Living room 3.59m x 7.45m (11'9" x 24'5")  
maximum including recess

Family room 3.58m x 3.62m (11'9" x 11'10")  
maximum including recess

Dining room 4.62m x 3.6m (15'1" x 11'9")  
maximum including recess

Downstairs cloakroom



Kitchen 3.01m x 7.32m (9'10" x 24') maximum including recess

Garage 3.92m x 5.3m (12'10" x 17'4")

First floor landing

Bedroom one 4.66m x 3.66m (15'3" x 12') maximum including recess

Bedroom two 3.62m x 3.65m (11'10" x 11'11") maximum including recess

Bedroom three 4.58m x 3.68m (15' x 12') maximum including recess

Bedroom four 2.92m x 3.57m (9'7" x 11'8")

Family bathroom five-piece suite

Outside: Small garden area to the front, gravelled driveway to the side, garage. Large rear garden, laid to lawn with ornamental shrubs and trees with a large gravelled patio area. Additional garden area to the rear.

Outbuilding/workshop 6.36m x 12.08m (20'10" x 39'7")





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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