

Ground floor

First floor

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**London Road, Chatteris, Cambs, PE16 6AS**

Character Style Property With Annexe Potential - Detached House - 4 Bedrooms - Kitchen, Utility & Pantry - Living Room & Family Room - Family Bathroom - Outdoor Games Room With Store and WC - Garden - Ample of Parking - Call To View (01354) 696700

**£535,000**





**Ground Floor**

**Entrance Hall**

Window to front, under stairs storage cupboard and single radiator.

**Kitchen/Breakfast Room**

3.99m (13") x 3.90m (12'7")

Fitted with base level units with worktop space over, china butler style with tiled splashbacks, space for cooker, window to front, tiled flooring plumbing for washing machine and single radiator.

**Utility**

2.16m (7") x 1.21m (3'9")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, window to side and tiled flooring.

**Pantry** 1.64m (5'3") x 1.21m (3'9")

Folding door and tiled flooring.

**Lounge**

4.69m (15'3") x 4.24m (13'9")

Two windows to front, gas fireplace with surround and single radiator

**Family Room**

4.69m (15'3") x 3.50m (11'4")

Window to front, open fireplace with surround and single radiator.

**First Floor**

**Landing**

Two windows to rear.

**Bedroom 1**

4.82m (15'8") x 3.29m (10'7")

Window to front and single radiator.

**Bedroom 2**

4.27m (14') x 3.70m (12'1")

Window to front and single radiator.

**Bedroom 3**

3.89m (12'7") x 2.98m (9'7")

Window to side, window to front and single radiator.

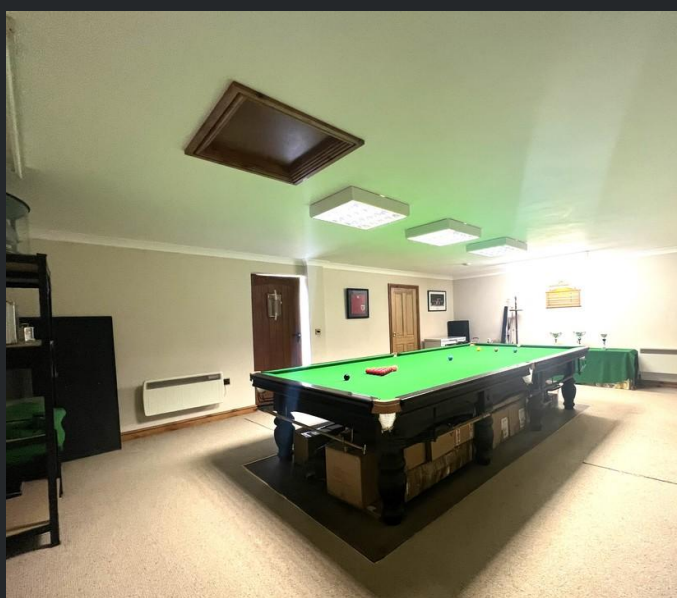
**Study/ Bedroom 4**

3.46m (11'3") x 2.40m (7'8")

Double glazed window to front and single radiator.



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**Bathroom**

Fitted with four-piece suite comprising free standing bath, wash hand basin, shower cubicle and low-level WC, tiled splashbacks, window to side and built in storage cupboard and single radiator.

**Games Room/ Annexe Potential** 7.44m (24'4") x 5.57m (18'2")

Complete with power and lighting, electric heater and window to the side and door leading to the store.

**WC**

Fitted with two pieces suite comprising of low-level WC and wash hand basin.

**Outside**

There is a shared access drive down the side of the property leading to a driveway providing ample parking and laid with gravel, a very well-maintained garden area, consisting of lawn and shrub borders as well as planted trees. There is also access to the games room which is also suitable to be turned in to an annexe.

**It is set within a very quiet secluded and private location, yet within a 2 minute walk to the town centre.**

**EPC RATING - D**



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