



2 Howards Way,  
Little Addington, NN14 4AU

OSCAR JAMES

£400,000

ESTATE AGENTS

# The Property in Brief...

*This deceptively spacious, recently built bungalow is situated in a lovely position on the edge of Little Addington enjoying countryside views along with a range of local amenities close by.*

*Built by locally renowned developers 'The Oaklow Group' with an exceptional, quality finish, these fabulous homes really do need to be viewed to be appreciated.*

*The large, wheelchair friendly accommodation comprises; spacious entrance hallway, two double bedrooms - one with stylishly appointed en-suite bathroom along with a separate family bathroom. There is also a generous lounge and a sociable kitchen dining room with the kitchen boasting a range of integrated appliances and quartz work surfaces.*

*Outside there is a wonderfully enclosed rear garden which is generous in size along with a driveway and single garage.*

*Additional specification includes air-source heating system with underfloor heating.*

*Rarely do such properties come available and as such strong interest is expected. For more information or to arrange your internal inspection contact sole selling agents Oscar James today!*



# Dimensions

## Kitchen/Diner

21'5" x 13'1" (6.53m x 3.99m)

## Lounge

16'5" x 12'2" (5.00m x 3.71m)

## Bedroom 1

12'4" x 11'4" (3.76m x 3.45m)

## Ensuite

6'8" x 5'6" (2.03m x 1.68m)

## Bathroom

6'10" x 6'8" (2.08m x 2.03m)

## Bedroom 2

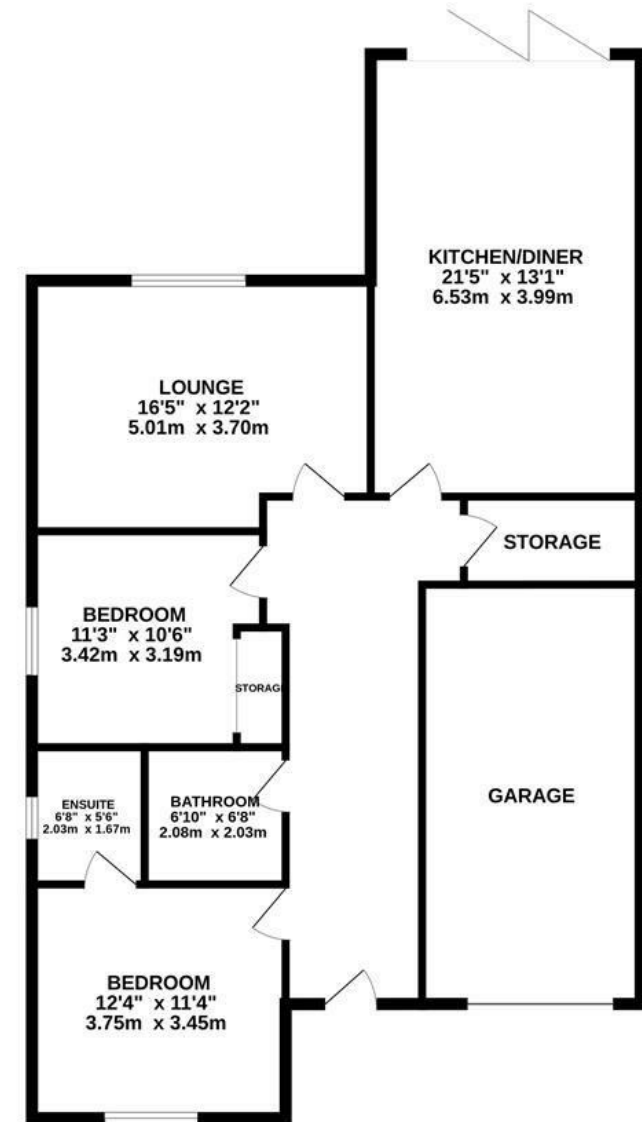
11'3" x 10'6" (3.43m x 3.20m)

## What our vendors say...

*We're really proud of this development, it's edge of village location makes the most of the countryside views and it's wonderfully quiet here too.*

*There's a wide range of local amenities close by with a superb local pub along with excellent road links just minutes away.*

GROUND FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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