



Collinson Crescent, Sapley Huntingdon
offers over £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Spacious Detached Family Home
- Four Double Bedrooms
- Generous Garden
- Close to Local Amenities

This home is close by to local amenities, and around a 10 minute drive to Huntingdon train station - perfect for those who need to commute regularly. It is also close to A1 and A14 access. The property boasts spacious living throughout. The ground floor compromises of a large Kitchen Diner, Utility Room, downstairs W/C and living room with double doors leading to the garden. Up on the first floor, there is the master bedroom with en-suite, a second double bedroom and family bathroom. The second floor compromises of another 2 generous double bedrooms and a fourth WC.

Entrance hall

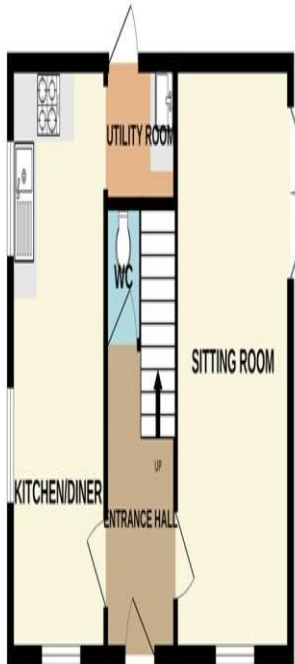
Living Room - 10'08" x 17'07"

Kitchen - 17'07" x 8'05"

Utility - 6'03" x 4'10"



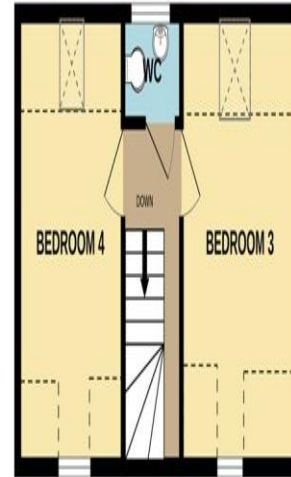
GROUND FLOOR



1ST FLOOR



2ND FLOOR



WC

Landing

Master Bedroom - 17'07" x 10'08" maximum into recess

En Suite

Bathroom

Bedroom 2 - 10'06" x 9'07"

Bedroom 3 - 13'05" x 10'08" into window recess. Restricted head height.

Bedroom 4 - 13'05" x 9'07" into window recess. Restricted head height.

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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To view this property call Sharman Quinney on:
01480 271214

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

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100219 - 0008