



School Hall, Church Road, Grafham, Huntingdon
Offers Over **£425,000** **Freehold**

**Sharman
Quinney**

Key Features



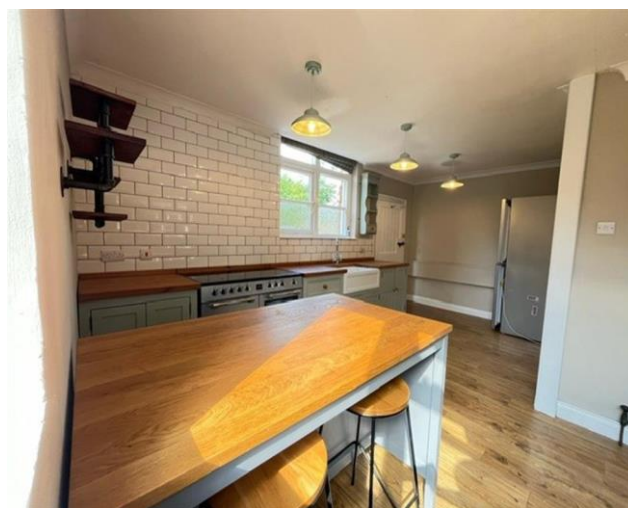
- NO CHAIN
- Open Plan Living
- Character Features
- Driveway
- Close to Grafham Water Reservoir

Outside the front of the property, there is a gravelled driveway which offers parking for at least two vehicles. There is a gate along the right hand side of the house for access into the garden. Downstairs, there is an open plan design with a spacious living that leads into the kitchen. The kitchen includes plenty of storage, a range and a breakfast bar. There is also a downstairs WC which can be found in the hallway.

Upstairs, there are three bedrooms and a family bathroom. Bedroom 1 and 2 are both double sized rooms whilst bedroom 3 is a single size room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside the back of the property, there is a private enclosed garden with a large lawn area.

We strongly advise to register your interest early to avoid disappointment!



Measurements

Living Room/Kitchen - 5.2m x 9.2m (17' 1" x 30' 2")

WC

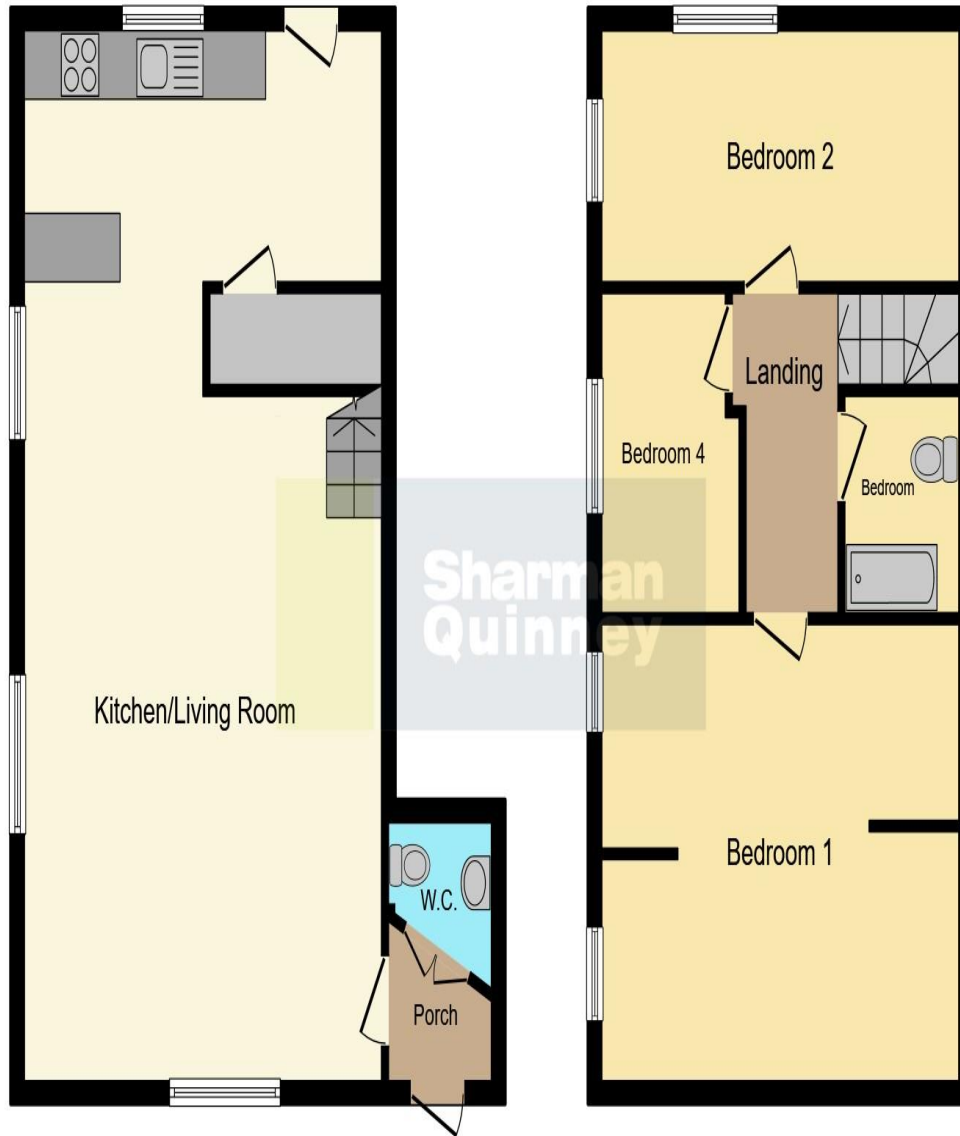
Bedroom 1 - 5.2m x 3.5m (17' 1" x 11' 5")

Bedroom 2 - 5.2m x 2.2m (17' 1" x 7' 2")

Bedroom 3 - 2m x 2.8m (6' 6" x 9' 2")

Family Bathroom





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

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