



Ash Tree Avenue, Godmanchester, Huntingdon

£350,000 Freehold

**Sharman
Quinney**

Key Features



- Less than 4 months old!
- Driveway
- Ensuite
- WC
- Kitchen/Dining room

Outside the front of the property, there is an open green space with a paved driveway.

Upon entrance, there is a spacious hallway with a staircase leading to the first floor. To your left, there is a kitchen/dining room comprised with wall and base mounted cabinets, integral appliances and double aspect windows. Next to this, there is a large WC and the living room. The living room is a generous size with French doors into the rear garden.

Upstairs, there are three bedrooms and a family bathroom. The master bedroom is a double size room with fitted wardrobes and an ensuite shower room. Bedroom 2 is another double size room, whilst bedroom 3 is a single size room. The family bathroom is complete with a three-



piece suite including a fitted shower/bath.

Outside, there is a beautiful garden with a combination of lawn and patio. There is also a side gate which allows access into the driveway.

We strongly to register your interest early to avoid disappointment!

Living Room - 4.6m x 4.3m (15' 1" x 14' 1")

Kitchen/Dining Room - 2.9m x 4m (9' 5" x 13' 1")

WC

Bedroom 1 - 3.5m x 3.8m (11' 5" x 12' 5")

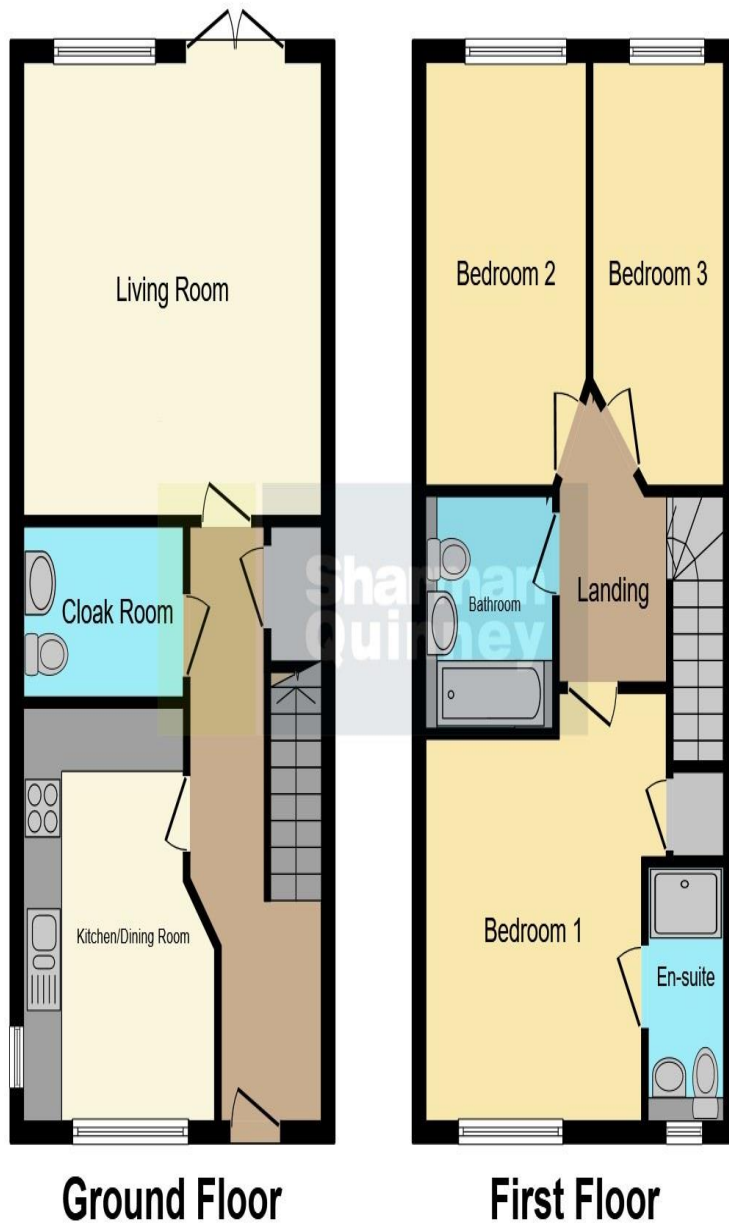
Ensuite

Bedroom 2 - 2.5m x 3.6m (8' 2" x 11' 8")

Bedroom 3 - 2.1m x 3.6m (6' 9" x 11' 8")

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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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.

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