



Scholars Avenue, Huntingdon
£600,000 Freehold

**Sharman
Quinney**

Key Features

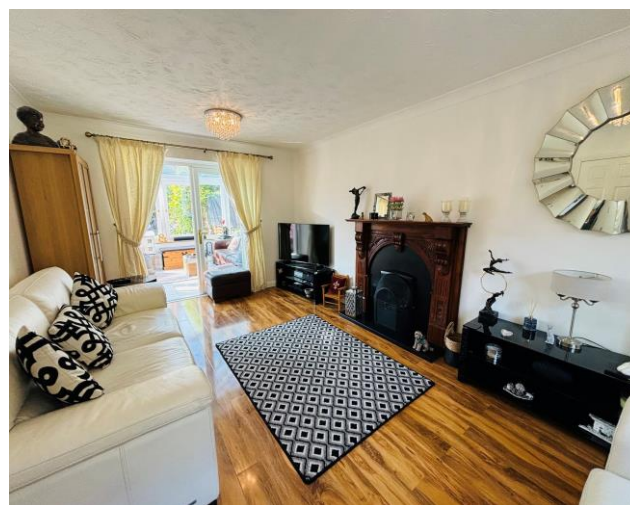


- Executive Detached Home
- Great For Entertaining
- Generous Corner Plot
- Principal Bedroom With Dressing Room & En-Suite
- Close To Train Station

Located conveniently for both Huntingdon's Town centre and the train station as well as Hinchingsbrooke, this executive detached family home offers spacious accommodation throughout.

Situated on a corner plot and overlooking green area, the accommodation internally comprises, entrance hall, WC, study, living room, kitchen/diner and utility room.

Upstairs the property has four generous sized bedrooms, family bathroom and the principal bedroom has a dressing room and an en-suite shower room.



Externally the property has a rear garden that is perfect for entertaining with a pergola and hot tub. There is also a lawn area and gated access to the front of the property which benefits from off-road parking for multiple vehicles and leads to a detached garage. There is also a green area located directly in front of the property which is maintained by the council.

Planning permission has been granted for an extension over the garage with the planning number as follows: Ref. No: 19/01910/HHFUL.

The property is conveniently located for both Huntingdon's mainline station and Town Centre as well as being a short walk to Hinchbrook Secondary School and Country Park.

Hall 12' 2" x 10' 10" (3.71m x 3.30m)

Kitchen/Breakfast/Family Room 19' 4" x 10' 6" (5.89m x 3.20m)

Utility Room 6' 7" x 6' 7" (2.01m x 2.01m)

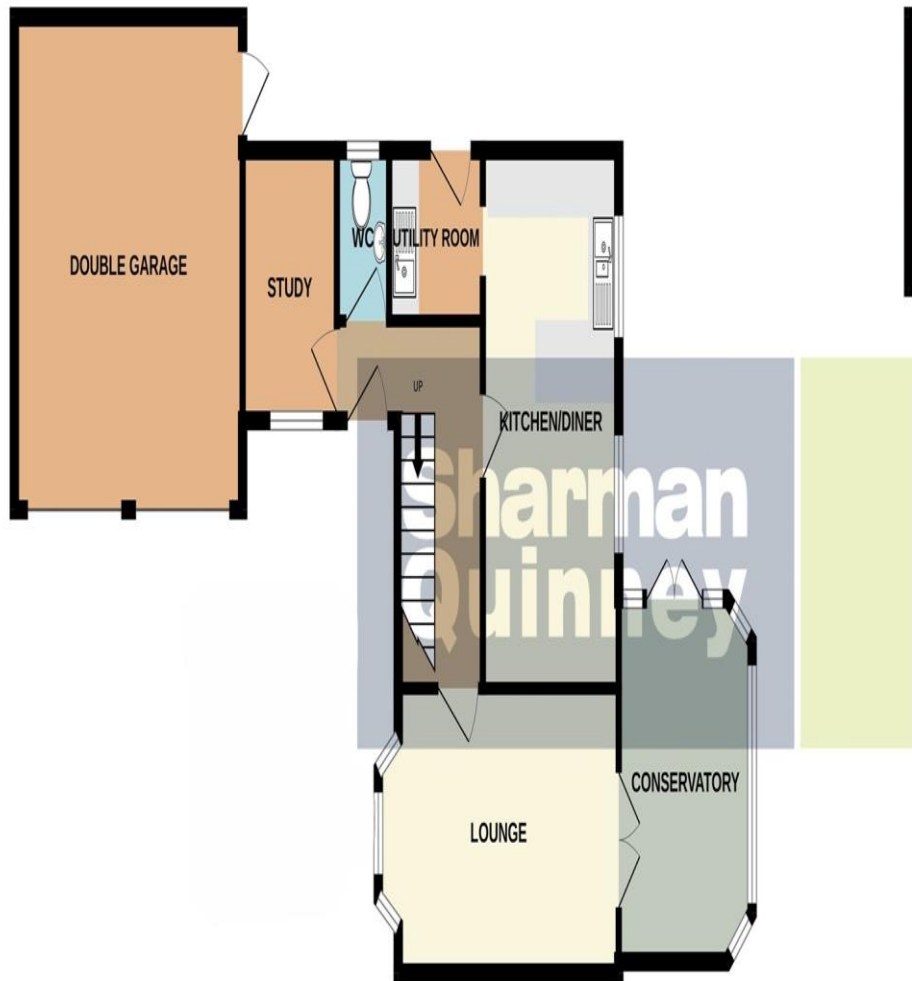
Living Room 16' 8" x 11' 1" (5.08m x 3.38m)

Conservatory 13' 1" x 10' 8" (3.99m x 3.25m)

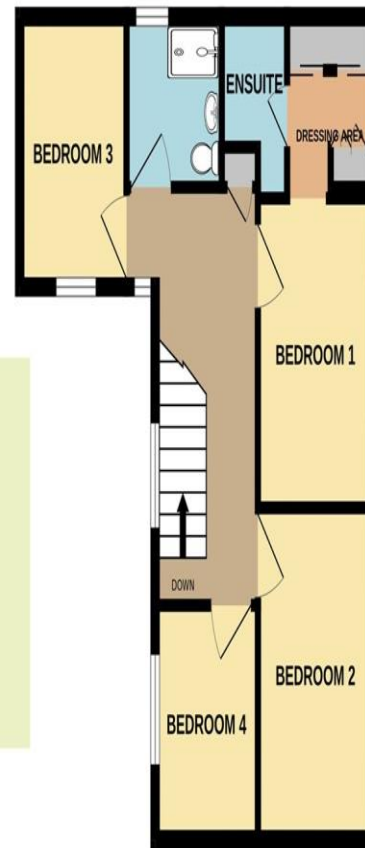
Study 10' 2" x 6' 11" (3.10m x 2.11m)



GROUND FLOOR



1ST FLOOR



Principal Bedroom 11' 1" x 10' 5" (3.38m x 3.17m)

Dressing Room 7' 10" x 3' 11" (2.39m x 1.19m)

Bedroom 2 11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom 3 10' 4" x 8' 0" (3.15m x 2.44m)

Bedroom 4 8' 2" x 6' 7" (2.49m x 2.01m)

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 surface, texture and appearance shown here are not to be tested and are approximate.

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

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

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,
Godmanchester, HUNTINGDON, Cambridgeshire,
PE29 2PA
 godmanchester@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: GDM100328 - 0002

