



Green Leys, St. Ives  
**Offers in Excess Of £375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Extended Home
- Four Bedrooms
- Downstairs Shower Room
- Refitted Bathroom
- Generous Rear Garden

Located conveniently for local amenities and South of St Audrey Lane, this home must be viewed to be fully appreciated.

Coming through the front door, the spacious accommodation comprises downstairs, hall, living room, open plan kitchen/dining space, utility room and downstairs shower room.

Upstairs there are four bedrooms and a refitted bathroom.

Externally the property has a large private rear garden with a summerhouse which has power and light connected.

The front of the property has off-road parking for three vehicles.



Kitchen/Diner 28'8 x 11'1

Living Room 19'3 x 13'11

Utility Room 9'0 x 6'0

Shower Room 9'0 x 3'8

Bed 1, 12'4 x 10'10

Bed 2 12'4 x 9'6

Bed 3, 12'11 x 7'7

Bed 4 9'9 x 8'10

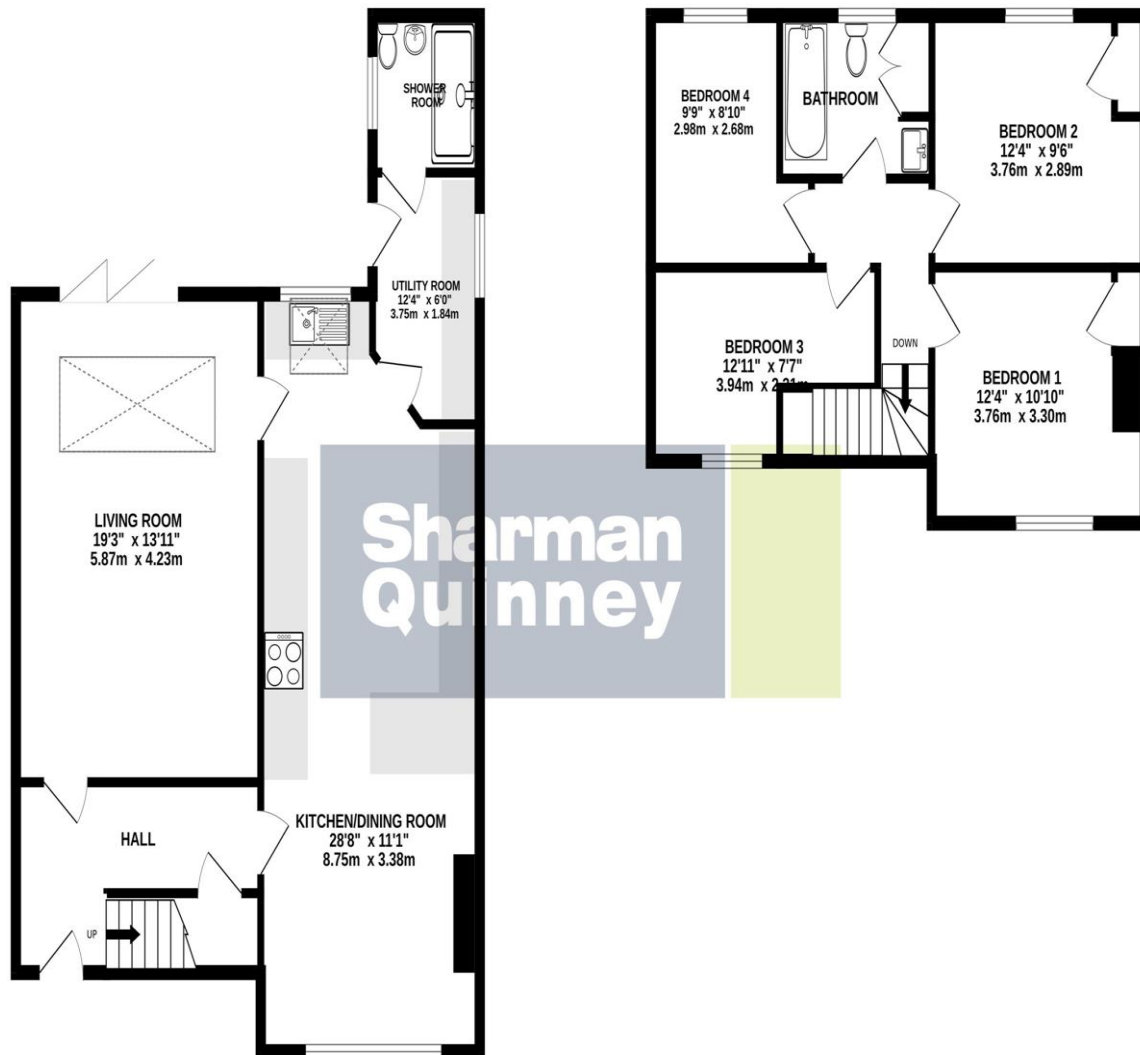
Bathroom 7'0 x 6'4





GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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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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](http://www.sharmanquinney.co.uk)



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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: GDM100386 - 0001

