



Church End, Hilton, HUNTINGDON  
**£565,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Non-Estate Position
- Executive Detached Home
- Quiet Location
- Well Presented Modernised Accommodation
- En-Suite To Main Bedroom

This well presented property has been modernised throughout by the current owners and offers spacious accommodation in excess of 1,700sqft and an early viewing is highly recommended.

Coming through the front door, the downstairs accommodation comprises; hallway with understairs storage, spacious living room, open plan refitted kitchen/dining/family room with island and a separate utility room.

Upstairs the property benefits from landing, five good sized bedrooms, family bathroom and an en-suite shower room to the main bedroom.





Externally the property has an enclosed garden which is mainly laid to lawn with patio area, gated side access to the front which leads to driveway for multiple vehicles and a double garage.

Entrance Hall

Cloakroom

Living Room - 3.77m x 5.37m (12'3 x 17'6)

Open Plan Kitchen/Dining/Family Room - 7.28m x 3.56m (23'8 x 10'6)

Utility - 1.75m x 1.73m (5'9 x 5'8)

Landing

Bedroom One - 3.84m x 3.71m (12'7 x 12'2)

En-Suite Shower Room

Bedroom Two - 3.73m x 3.20m (12'3 x 10'6)

Bedroom Three - 3.18m x 1.83m (10'5 x 6')

Bedroom Four - 2.74m x 1.91m (9' x 6'3)

Bedroom Five - 2.74m x 1.83m (9' x 6')

Bathroom





**Ground Floor**



**First Floor**

Enclosed Garden

Driveway

Double Garage - 4.88m x 4.47m (16' x 14'8)

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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

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