



Church End, Hilton, HUNTINGDON
Offers Over £550,000 **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')





Ground Floor



First Floor

Bathroom

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

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: GDM100383 - 0008

