



Sapley Road, Hartford HUNTINGDON  
**£650,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Annexe potential
- Desirable village location
- Fantastic rear gardens
- Double garage and ample parking
- Recently refitted kitchen with integral appliances

Upon entry you are greeted with a beautiful entrance hall, fitted with storage for shoes and coats. Downstairs comprises of a living room, dining room, study, a spacious kitchen diner, a utility room, bedroom one and two shower rooms. Upstairs comprises of a further four bedrooms, a family bathroom and airing cupboard. Externally, the property provides a generous double garage with an electric roller garage door, ample off road parking and mature rear gardens.

## Accommodation Includes

### Entrance Hall

Living Room - 4m x 6.8m (13'1" x 22'3").

Dining Room - 2.8m x 3.03m (9'2" x 9'11").



Kitchen - 7.3m x 3.03m (23'11" x 9'11").

Utility - 2.59m x 2.2m (8'6" x 7'2").

Bedroom 1 - 4.46m x 3.1m (14'7" x 10'2").

En Suite Shower Room

Study - 3.33m x 2.8m (10'11" x 9'2").

Upstairs to:

Bedroom 2 - 3.81m x 4.23m (12'6" x 13'10").

Bedroom 3 - 3.66m x 3.19m (12' x 10'5").

Bedroom 4 - 3.69m x 3.19m (12'1" x 10'5").

Bedroom 5 - 3.81m x 2.47m (12'6" x 8'1").

Family Bathroom



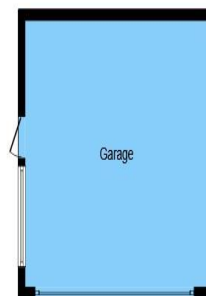




**Ground Floor**



**First Floor**



**Garage**

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.

 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)



 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: GDM100506 - 0003

