



West End, Haddenham, Ely CB6 3TD

welcome to

West End, Haddenham, Ely

An extended semi-detached house located in the village of Haddenham offering well proportioned accommodation throughout with three double bedrooms, three reception rooms, two bathrooms and generous off road parking with carport.

Entrance Porch

With oil fired boiler, double glazed window to front aspect and door with glazed side panel opening to:

Entrance Hall

With radiator, stairs leading to first floor with storage alcove beneath, door to living room and door to:

Downstairs Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and shower screen, pedestal wash hand basin with mixer tap, low level w.c, radiator, extractor and fully tiled.

Living Room

22' 8" x 10' 7" max (6.91m x 3.23m max)

With radiator, electric feature fire with brick surround, storage alcove, built in storage cupboard and double doors opening to:

Dining Room

13' 5" x 7' 7" (4.09m x 2.31m)

With radiator, double glazed window to side aspect, double doors to conservatory and archway to:

Kitchen

12' 6" max x 7' 4" max (3.81m max x 2.24m max)

With a range of base units and drawers with work surfaces over to three sides, matching wall units, stainless steel sink and drainer unit with mixer tap, space for cooker with extractor over, spaces for dishwasher and washing machine, cupboard alcove currently housing fridge/freezer, radiator and double glazed window to rear aspect.

Conservatory

12' x 8' 4" (3.66m x 2.54m)

Brick built with polycarbonate ceiling, radiator, double glazed windows to side and rear, double glazed double doors opening to rear garden.





First Floor Landing

With loft access and doors to:

Bedroom One

16' 5" x 10' 9" (5.00m x 3.28m)

With two radiators, dual aspect with windows to front and rear.

Bedroom Two

13' 6" max x 10' 2" max (4.11m max x 3.10m max)

With radiator, built in wardrobe and double glazed window to front aspect.

Bedroom Three

11' 11" max x 9' 7" max (3.63m max x 2.92m max)

With radiator and double glazed window to rear.

Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, towel ladder radiator, fully tiled, extractor and double glazed window to rear.

Outside

The front of the property is low maintenance and provides ample off road parking for several cars. The driveway extends to the side of the property with carport and further parking. Gated access leads to the rear garden which is neatly presented with a selection of shingled and paved areas opening to a mainly lawned garden fully enclosed by fencing and hedging.

Agents Note

The heating to the property is oil. Please contact the branch for further information.



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West End, Haddenham Ely

- Extended Semi-Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Carport and Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£350,000



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

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Property Ref:
ELY109965 - 0003

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