



West End, Haddenham, Ely, Cambridgeshire CB6 3TD

www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

West End, Haddenham, Ely, Cambridgeshire, CB6 3TD

A deceptively spacious three double bedroom semi-detached bungalow situated on a generous plot close to the village centre. No upward chain.

- Entrance Hall
- Living Room / Dining Room
- Garden Room
- Kitchen
- Three Bedrooms (One with En-Suite)
- Bathroom
- Driveway Parking & Integral Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £359,950



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL with entrance door to front aspect, built-in airing cupboard.

LOUNGE/DINING ROOM 25'6" x 15'2" (7.78 m x 4.62 m) maximum measurements. Double glazed window to front aspect, radiator, opening to the Dining area with radiator and double doors opening to:-

GARDEN ROOM 13'10" x 8'6" (4.21 m x 2.58 m) with double glazed windows and sliding doors opening to rear garden, radiator.

KITCHEN/BREAKFAST ROOM 12'6" x 12'4" (3.80 m x 3.76 m) maximum measurements. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel single drainer sink unit with mixer tap. Inset four ring electric hob with extractor canopy over and built-in electric oven. Built-in dishwasher and door to:-

UTILITY ROOM with doors leading to the rear garden and garage, and fitted with base units.

BEDROOM ONE 13'0" x 10'11" (3.96 m x 3.32 m) with double glazed window to side aspect, radiator, door leading to:- **EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle. Opaque double glazed window to side aspect, fully tiled walls and radiator.

BEDROOM TWO 12'4" x 9'4" (3.76 m x 2.84 m) with double glazed window to rear aspect. Radiator.

BATHROOM with opaque double glazed window to rear aspect, fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, radiator.

BEDROOM THREE 9'11" x 6'11" (3.02 m x 2.10 m) with double glazed window to front aspect. Radiator.

EXTERIOR To the front there is a lawned garden area with adjacent gravelled driveway which in turn leads to the garage.

The rear garden is certainly a feature to be noted. It offers an excellent level of privacy being enclosed by wood panel fencing and predominantly laid to lawn with a variety of plant and shrub borders. Two patio areas directly from the property.

INTEGRAL GARAGE 18'6" x 8'11" (5.64 m x 2.72 m) with up and over door, power and lighting, door to Utility room.

Tenure The property is Freehold

Council Tax Band D

EPC E (54/77)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW/6879





39 West End, Haddenham, CB6 3TD



Total Area: 124.2 m² ... 1337 ft²
 All measurements are approximate and for display purposes only

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.