



Woodbrook Close, Papworth Everard Cambridge
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



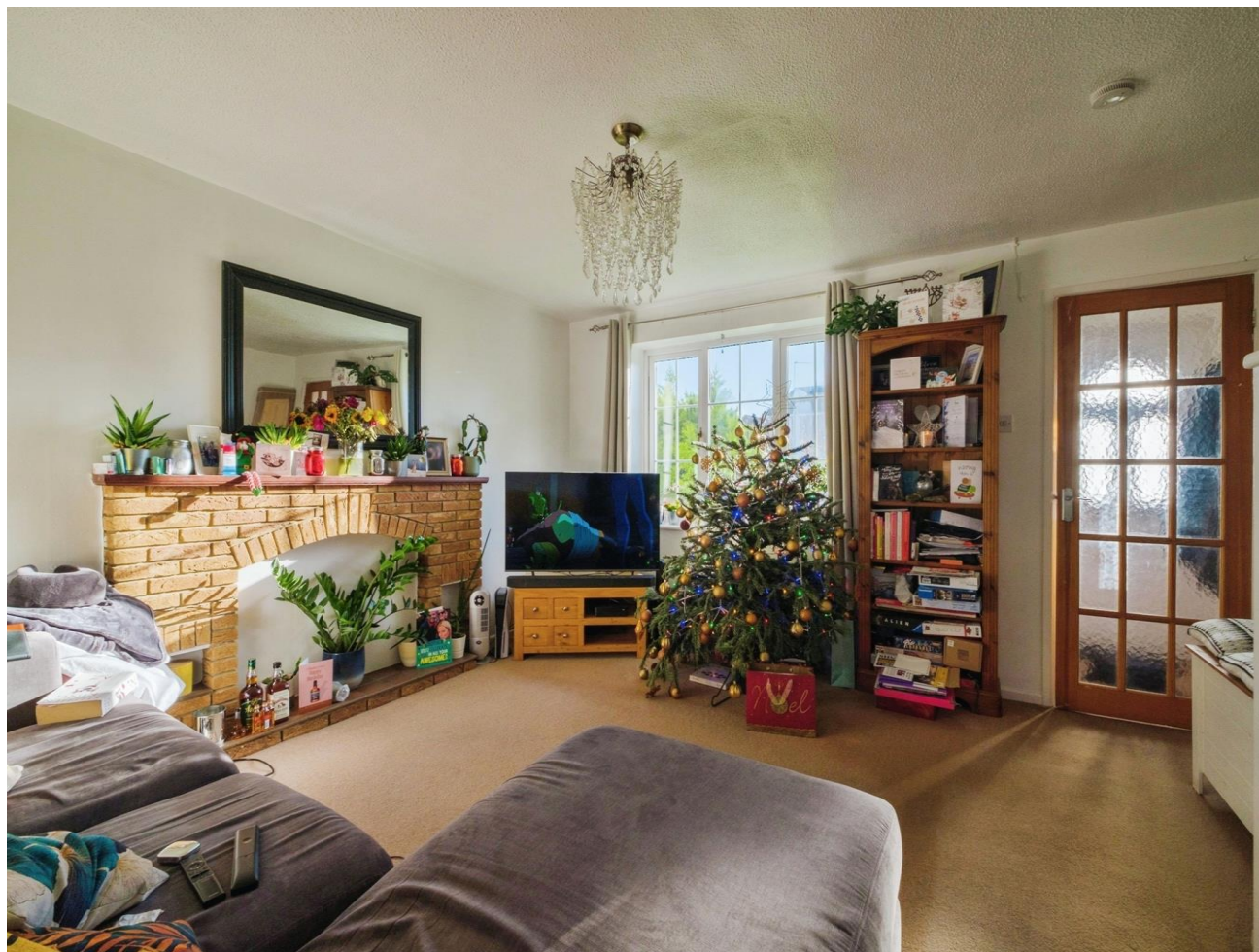
- Spacious 14" Kitchen/Diner
- Sold with No Forward Chain
- Walking Distance to Local Amenities
- Built-In Wardrobes in Bedroom 1 and 2
- Generous Lounge with Featured Bricked Fireplace

Papworth Everard is a large village with a thriving community offering a pharmacy and doctors' surgery, a convenience store with Post Office, a veterinary surgery, a coffee shop, a unisex hair salon and a library. Papworth lies just 10 miles west of Cambridge and 6 miles south of Huntingdon. Transport in the village includes frequent busses to Cambridge, Huntingdon, St Neots and St. Ives.

Ground Floor

Entrance Porch
Leading to:

Lounge - 14.6" x 13.3" (4.42m x 4.03m)
Featured fireplace with window to front.



Kitchen/Diner - 14.6" Max x 11.8" (4.41m Max x 3.55m)

Fitted with a matching range of base and eye level units with window to rear and door to garden.

First Floor

Master Bedroom - 8.2" x 12.5" Max (2.48m x 3.78m Max)

Built-in wardrobe with sliding doors and window to front.

Bedroom 2 - 8.2" x 9.5" Max (2.48m x 2.87m Max)

Built-in wardrobe with sliding doors and window to rear.

Family Bathroom

Fitted with three-piece suite comprising bath with overhead shower, wash hand basin and WC, window to rear.

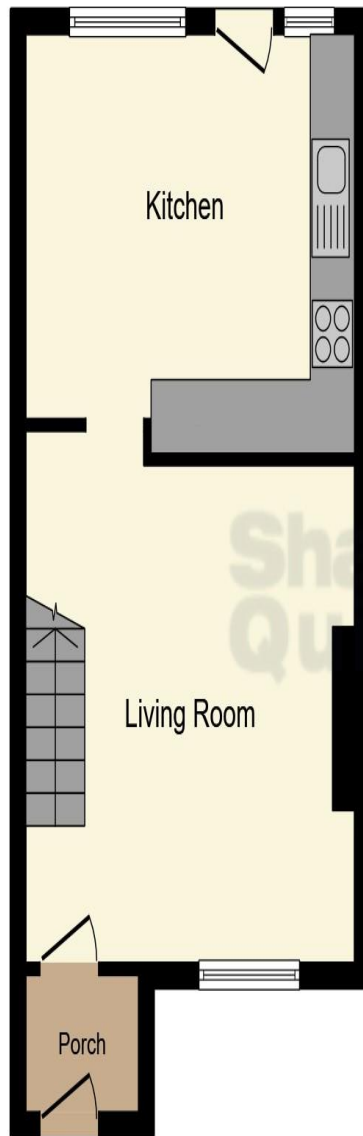
Bedroom 3 - 6.1" Max x 9.3" Max (1.85m Max x 2.81m Max)

Window to front.

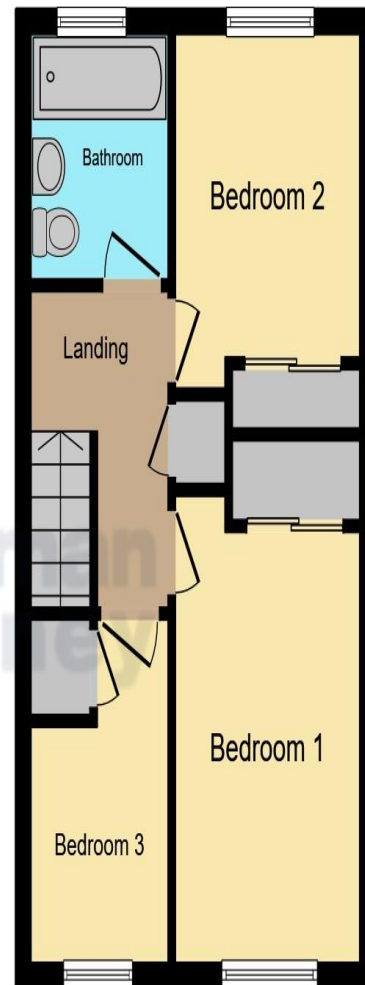
Outside

Accessible through the Kitchen/Diner, the private rear enclosed garden offers a spacious patio area with curved walkway to rear. The garden offers a woodchipped boarder with laid lawn, and the addition of an outside tap. The side gate provides





Ground Floor



First Floor

access to the front. The front of the property offers a separate garage with a large driveway which provides parking for multiple cars.


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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