

**ten** sales &  
lettings

office: 01480 274310

email: [info@tenpropertyagents.co.uk](mailto:info@tenpropertyagents.co.uk)



**19 Hayling Avenue, Little Paxton, PE19 6HG**

**Bedrooms: 3 Bathroom: 1**

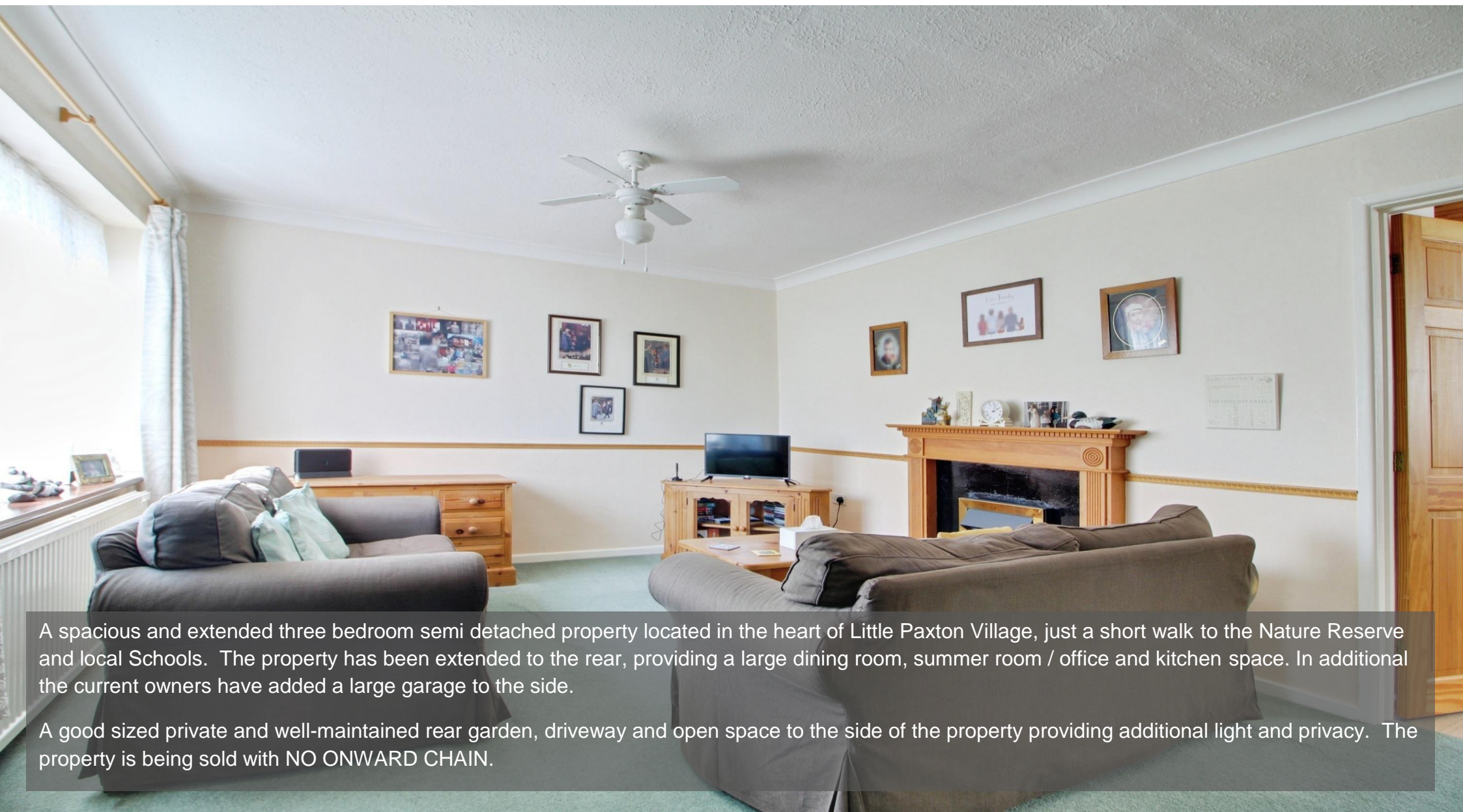
**£345,000**

experience better



# Property Features

- NO ONWARD CHAIN
- EXTENDED LIVING SPACE WITH SUMMER / OFFICE SPACE
- OVERSIZE GARAGE
- CLOSE TO SCHOOLS & NATURE RESERVE
- THREE GOOD SIZE BEDROOMS
- PRIVATE WELL MAINTAINED GARDENS



A spacious and extended three bedroom semi detached property located in the heart of Little Paxton Village, just a short walk to the Nature Reserve and local Schools. The property has been extended to the rear, providing a large dining room, summer room / office and kitchen space. In addition the current owners have added a large garage to the side.

A good sized private and well-maintained rear garden, driveway and open space to the side of the property providing additional light and privacy. The property is being sold with NO ONWARD CHAIN.







# Room Details & Dimensions

## Entrance Hall

UPVC door leads into an entrance hall with side window and tiled flooring.

## Lounge 17' 3" x 11' 4" (5.25m x 3.45m)

Family lounge with large UPVC window to front, radiator and electric fireplace.

## Dining Room 17' 3" x 10' 5" (5.25m x 3.17m)

A large open plan area with ample room for dining table and chairs. Openings through to Kitchen and Summer Room / Office. Part tiled and oak effect flooring, radiator and side window.

## Summer Room / Office 11' 5" x 7' 8" (3.48m x 2.34m)

An extension to the original house, this room offers multiple purposes with a full height window overlooking the garden and UPVC door leading to the patio.

## Kitchen 10' 7" x 7' 9" (3.22m x 2.36m)

A range of base and eye level units, under counter electric oven, gas hob and extractor. Stainless steel 1 and a half bowl sink unit with chrome mono block tap. UPVC window overlooking gardens, tiled flooring and internal door to Garage.





**Bedroom One** 11' 8" x 8' 6" (3.55m x 2.59m)

Double bedroom with fitted wardrobe, UPVC window to front aspect and radiator.

**Bedroom Two** 11' 3" x 9' 2" (3.43m x 2.79m)

Double bedroom with fitted wardrobe, UPVC window to rear and radiator.

**Bedroom Three** 7' 7" x 8' 6" (2.31m x 2.59m)

Large single bedroom with additional storage over stairwell, UPVC window to front aspect and radiator.

**Bathroom** 6' 1" x 5' 7" (1.85m x 1.70m)

Family bathroom with WC, wash basin and bath. Wall mounted Aqualisa shower controls, glass shower screen and towel rail heater. Vinyl flooring and UPVC window to rear.

**Garage & Parking** 22' 0" x 9' 2" (6.70m x 2.79m)

A large single garage with power and light connected. Internal door to Kitchen, UPVC window and door to garden. Additional parking to the front of the property with driveway for two cars and added block paved area.



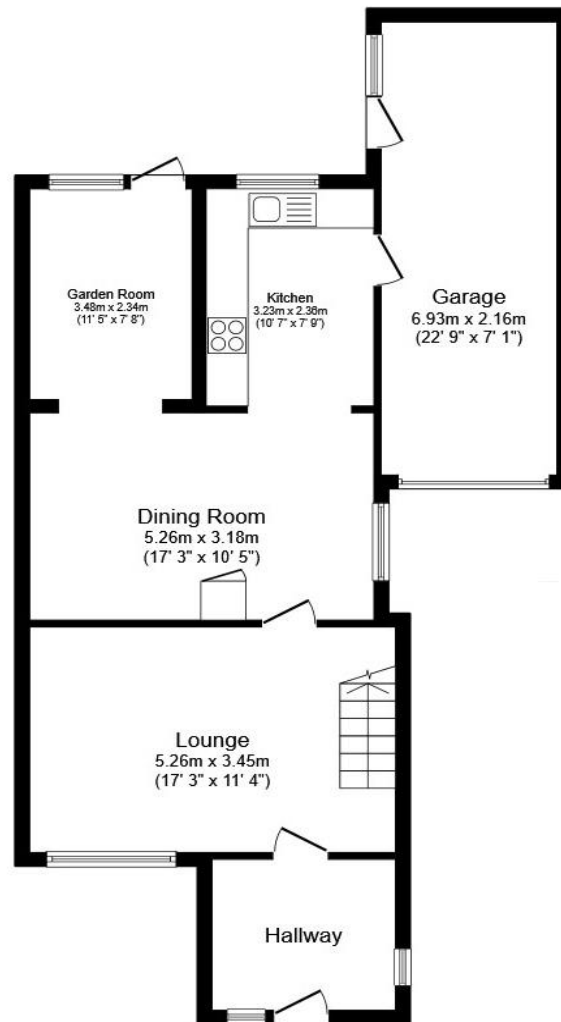




experience better

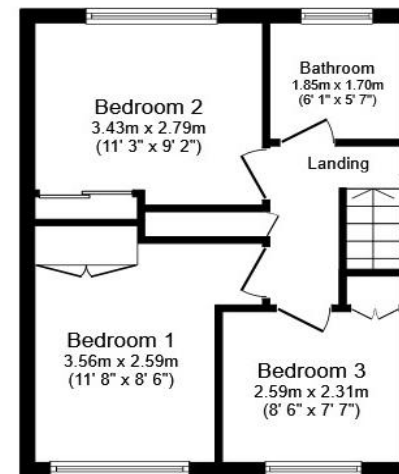


# Floorplan



## Ground Floor

Floor area 75.6 sq.m. (814 sq.ft.)



## First Floor

Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 111.0 sq.m. (1,195 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## Additional Information

Tenure: Freehold  
 N/A Construction Type: Traditional Brick  
 Parking: Garage & Driveway Parking  
 Council Tax Band: C  
 Electric Supply: Mains Electricity  
 Water supply: Mains water  
 Sewerage: Mains Sewerage  
 Heating supply: Gas Central Heating  
 Broadband: Fibre Available  
 Mobile Signal: Good  
 Rights or Restrictions: None disclosed by owner  
 Listed Building Status: No  
 Conservation Area: No  
 Any Public Rights Of Way Across Title: No  
 Any Planning Permissions & Development Proposals: No  
 Any floods in last 5 years: No  
 Accessibility & Adaptions: None

## Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

