

**ENTRANCE HALLWAY** Double glazed door to front, doors off to all rooms, loft access, radiator.

**BEDROOM ONE** 14' 10" x 10' 9" (4.52m x 3.28m) Double glazed window to rear, radiator, walk in wardrobe with shelving and hanging.

**EN-SUITE** Obscured double glazed window to side, w.c, hand basin inset to vanity unit, tiled shower cubicle with chrome fittings.

**BEDROOM TWO** 12' 0" x 10' 11" (3.66m x 3.33m) Double glazed window to side, single radiator.

**BEDROOM THREE** 11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to front, double radiator.

**BEDROOM FOUR** 11' 10" x 9' 9" (3.61m x 2.97m) Double glazed window to side, double radiator.

**BATHROOM** Obscured double glazed window to side, w.c, hand basin, tiled shower cubicle, radiator, tiled floor.

**LIVING ROOM** 17' 11" x 12' 0" (5.46m x 3.66m) Double glazed windows to front and side, inset spot lights to ceiling, two radiators, electric fire with stone surround and timber hearth, glazed double doors leading to kitchen.

**KITCHEN** 17' 10" x 9' 8" (5.44m x 2.95m) Double glazed window to side, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel sink unit with mixer tap, oven, hob and extractor hood over, plumbing for dishwasher, pantry, opening to dining room.

**DINING ROOM** 11' 3" x 10' 0" (3.43m x 3.05m) Double glazed French doors to garden, radiator and door to utility room.

**UTILITY ROOM** 12' 1" x 7' 8" (3.68m x 2.34m) Double glazed window to rear, stable door to garden, range of wall units, rolled edge worksurfaces, double radiator, space and plumbing for washing machine and tumble dryer, floor mounted oil boiler.

**W.C** Obscured double glazed window to side, w.c, hand basin, tiled splash back, radiator.



**GARDENS AND PARKING** A hedge provide privacy to the front of the property, with a driveway providing off road parking and leading down to the side of the property, opening up into the back garden. The rear garden is made up of a large expanse of lawn, with hedging and fencing to the boundaries, various mature trees and shrubs, a timber decked area and timber shed.



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**HOCKEYS**  
ESTABLISHED 1885





55 Hop Row, Haddenham,  
Cambridgeshire, CB6 3SR

£365,000 Freehold

A substantial detached bungalow, set within a generous plot and offering suitable accommodation for either a growing family or someone requiring single storey accommodation.



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