



36 Henley Way, Ely
Ely

RICHARD
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ESTATE AGENTS 

£460,000

36 Henley Way

Ely

A beautifully presented detached property which has been substantially extended on the ground floor and situated in a highly regarded area close to a Nature Reserve and countryside walks.

Accommodation comprises entrance hall, cloakroom, stunning open plan and refitted kitchen/dining/living space, separate lounge, 3 bedrooms (1 with refitted ensuite) and refitted bathroom.

Outside there is a driveway, well maintained garden and converted garage with a dedicated office/studio fitted with air conditioning.

The property has the further benefit of an EV charging point and air conditioning to the open plan living area and two of the bedrooms.

To fully appreciate the extent of the accommodation and the presentation of this property a viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Beautifully Presented Detached Home
- Substantial Ground Floor Extension
- Superb Open Plan Kitchen/Dining/Living Area
- Separate Lounge
- 3 Bedrooms (1 with Refitted Ensuite)
- Refitted Bathroom
- Well Maintained Rear Garden
- Driveway and Converted Garage to Form an Office/Studio
- Popular Location Close to Countryside Walks
- EV Charging point & Air Conditioning to Some Rooms
- Viewing Highly Recommended

ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

CLOAKROOM

With double glazed window to side aspect, pedestal hand wash basin, low level WC, radiator.

KITCHEN/DINING/LIVING ROOM

With kitchen comprising a range of contemporary wall and base level storage units, work surfaces and drawers, under mounted sink with instant boiling water tap, Rangemaster range oven with extractor canopy, integrated fridge, freezer and dishwasher, cupboard housing the gas fired combination boiler, double glazed window and door to side aspect. Dining/living area with part vaulted ceiling with 2 Velux windows, bi-fold doors onto rear garden, air conditioning unit, 2 radiators.

LOUNGE

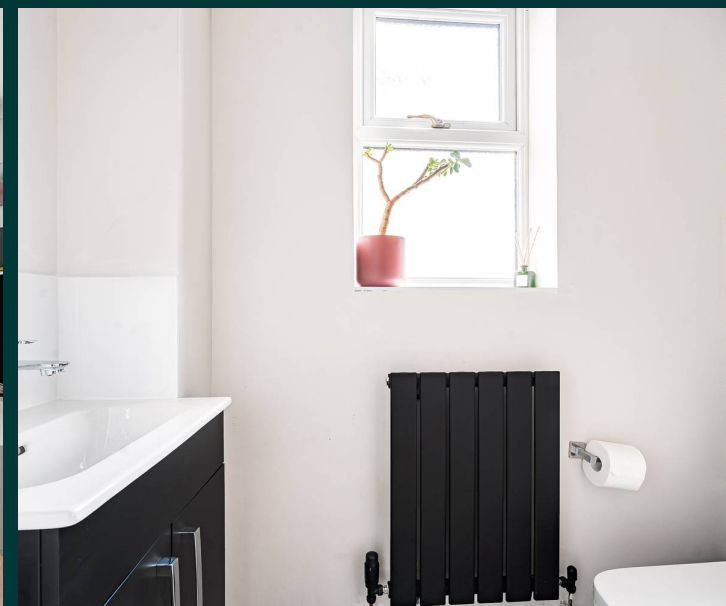
With double glazed bay window with shutters to front aspect, bench seat with storage beneath, television point, radiator.

FIRST FLOOR LANDING

With access to loft which is part boarded and has a light connected, built-in cupboard.

BATHROOM

Refitted with suite comprising built-in low level WC and wash basin with storage units beneath, panelled bath with shower above, heated towel rail, double glazed window to side aspect.



BEDROOM 1

With 2 double glazed windows with shutters to front aspect, built-in double wardrobe, radiator.

ENSUITE

Refitted with walk-in shower, built-in low level WC and wash basin and storage beneath, double glazed window to front aspect, heated towel rail.

BEDROOM 2

With 2 double glazed windows with shutters to rear, built-in double wardrobe, air conditioning unit, radiator.

BEDROOM 3

With double glazed window with shutters to rear, air conditioning unit, radiator.

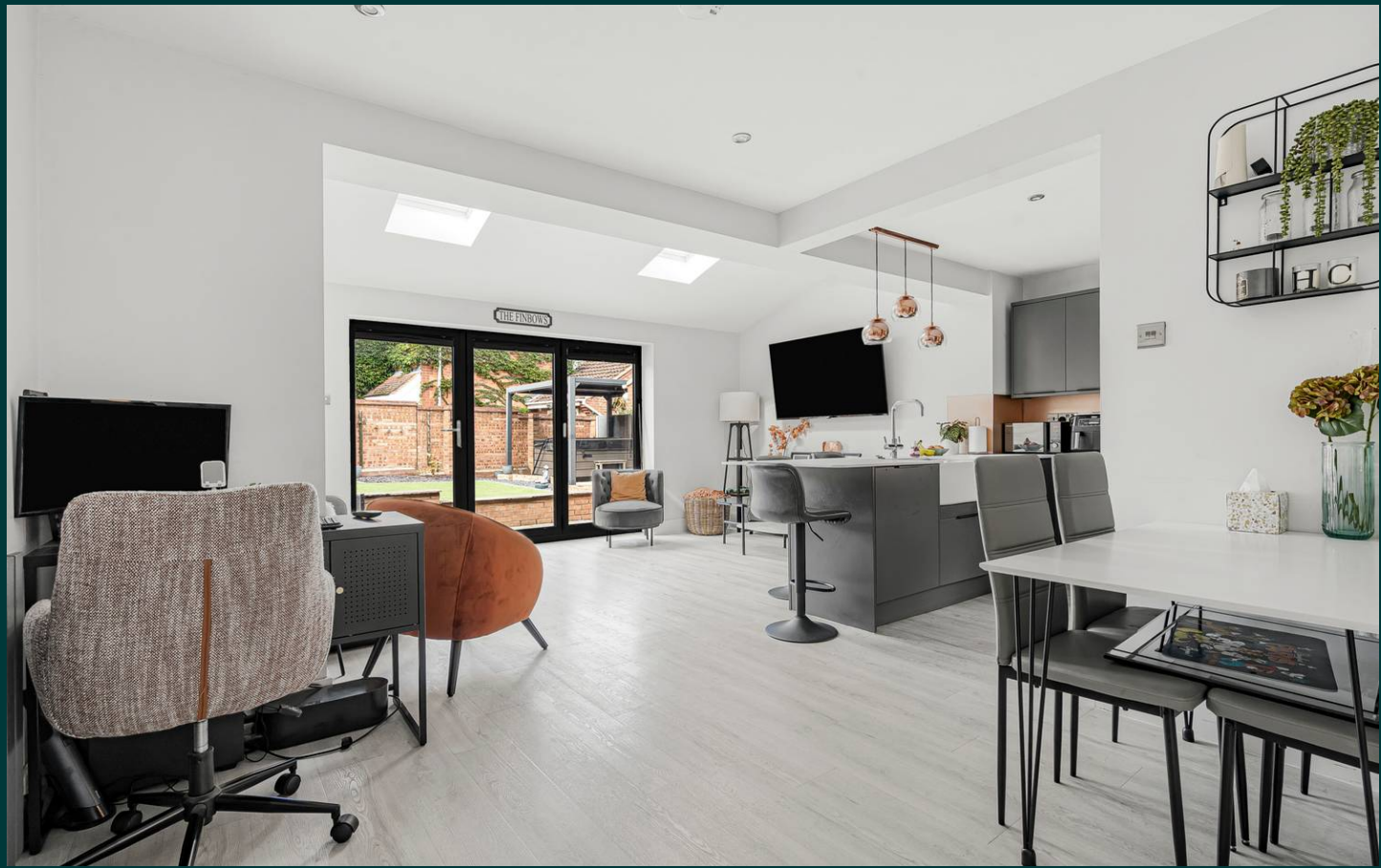
OUTSIDE

To the rear of the property there is a garden which is part walled and offers a good degree of privacy.

Adjoining the house is an extended area of paved patio with steps up onto an artificial lawn. To the rear of the garage there is a further area of patio with outside electric point making it ideal for a hot tub, together with an aluminium pergola.

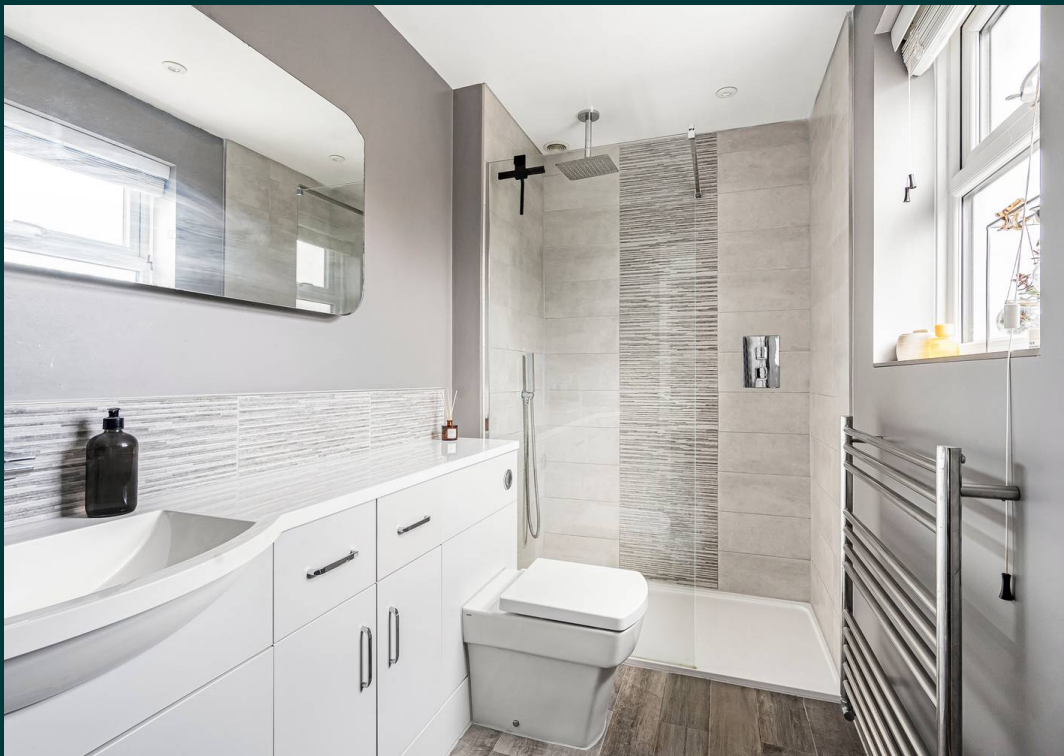
Also within the garden is the converted garage with the front part having a roller shutter door and still being used for storage and the rear being a dedicated office or studio with air conditioning unit.

A driveway to the side provides off road parking, together with an EV charging point.













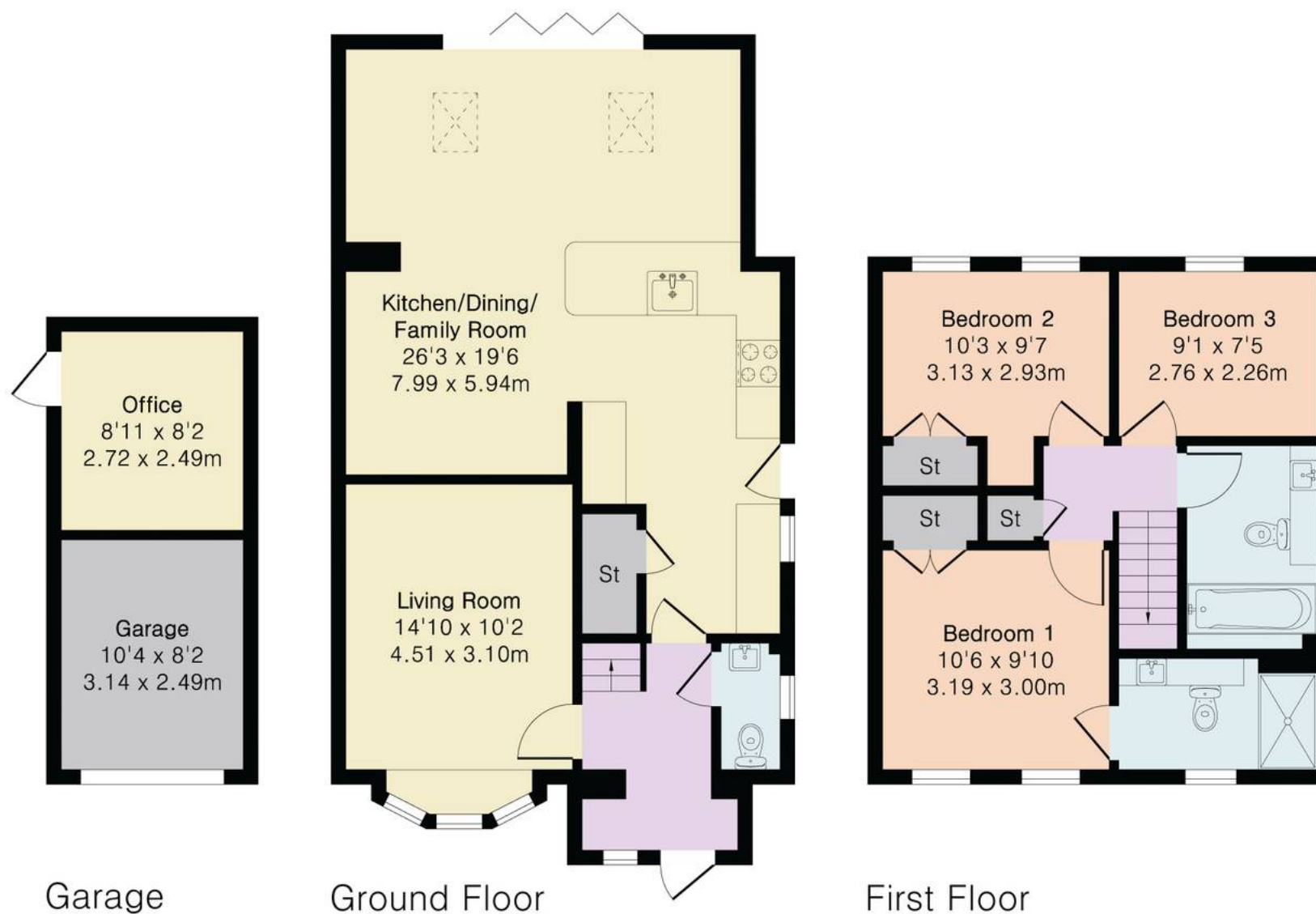


**Approximate Gross Internal Area 1083 sq ft - 100 sq m
(Excluding Garage)**

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 435 sq ft – 40 sq m

Garage Area 161 sq ft – 15 sq m





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