



Total area: approx. 121.0 sq. metres (1302.3 sq. feet)

**Ground Floor**

Entrance Hall

WC

Lounge  
4.86m (15'11") x 3.93m (12'11")

Dining Room  
3.93m (12'11") x 2.69m (8'10")

Kitchen  
4.28m (14'1") x 3.31m (10'10")

First Floor

Landing

Bedroom 1  
4.47m (14'8") x 3.96m (13')

En-suite Shower Room  
Bedroom 2  
3.87m (12'8") x 3.09m (10'2")

Bedroom 3  
4.37m (14'4") x 2.19m (7'2")

Bedroom 4  
3.60m (11'10") x 2.44m (8')

Shower Room

Outside

To the front of the property, there is a garden that is laid mainly to lawn, with mature shrubs, and trees, there is a driveway providing off-road parking for two vehicles, and a single garage that measures approx. 5.63m (18'6") x 2.47m (8'1").

To the rear of the property is an enclosed garden, that is laid mainly to lawn with mature borders, and a paved patio seating area.

Further Information

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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**£425,000**

**Willow Green**

St. Ives, , PE27 4SW

## PROPERTY SUMMARY

A well-proportioned, detached family home, in a sought-after cul de sac location, and within the popular village of Needingworth. This home features two reception rooms, a kitchen, a cloakroom, four bedrooms, a modernised en-suite shower room, and a modernised family shower room. Outside there are front and rear gardens, a driveway, and a single garage. The property is offered with no onward chain.

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