

Asking Price £460,000  
Freehold



88 Hillrow, Haddenham, Cambridgeshire, CB6 3TJ

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## Converted from farm cottages to detached family home.

A period detached home converted from 3 farm cottages. Spacious accommodation comprising hall, cloaks/WC, kitchen/breakfast room, utility room, dining room, living room with feature brick fireplace and wood-burner, bedrooms 1 and 2 with ensuite showers, 2 further bedrooms and family bathroom. Oil-fired heating and PVCu double glazing. Enclosed gardens. Parking and driveway. Views to front. No chain - early possession. EPC band D. Council Tax: Band E

Haddenham is one of the most highly regarded villages situated just 7 miles south west of the Cathedral City of Ely and 12 miles north of the University City of Cambridge. There is an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the Robert Arkenstal Centre.

### Features

- Detached period home
- Recent conversion
- 2 reception rooms
- Kitchen/breakfast room
- Utility
- Cloaks/WC
- Oil-fired heating
- Double glazing
- Parking
- No chain





David Clark & Co



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Entrance Hall  
Built in cupboard. Stairs to first floor

Cloaks/WC  
Suite of low-level WC and washbasin on vanity unit

Kitchen/Dining room  
12'3" x 22'8" (3.74 x 6.92)  
Fitted in modern cabinets with wooden worktops.  
Integrated oven & hob. Laminate flooring. Sliding doors to garden

Utility  
6'6" x 5'4" (2.0 x 1.64)  
Sink in work surface with position for washing machine under.

Family Room  
11'8" x 13'6" (3.56 x 4.12)

Living room  
19'9" x 13'6" (6.02 x 4.12)  
Feature brick fireplace with inset wood-burner. Sliding doors to garden.

First Floor - Landing  
Airing cupboard

Bedroom 1  
12'3" x 19'3" (3.74 x 5.88)

En suite  
Suite of shower cubicle, low-level WC and washbasin.

Bedroom 2  
9'0" x 13'6" (2.75 x 4.12)

En suite  
Suite of low-level WC, shower cubicle and washbasin.

Bedroom 3  
9'3" x 13'6" (2.82 x 4.12)

Bedroom 4  
9'6" x 9'9" (2.9 x 2.98)

Family Bathroom  
Suite of panelled bath in tiled surround, low-level WC and washbasin

Outside  
Front garden laid to lawn with gravel drive and parking area. Rear garden laid to lawn with paved patio. Gate from drive. Oil storage tank

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Total Area: 163.6 m<sup>2</sup> ... 1761 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**TENURE**  
 Freehold

**SERVICES**

Water, Electricity and Drainage.

**LOCAL AUTHORITY**

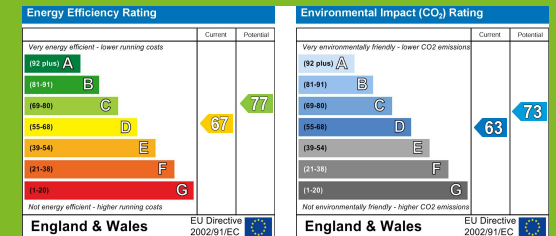
East Cambs Council/Anglia Revenues Partnership

**COUNCIL TAX BAND**

E

Navigate to the property using What3Words.  
 Enter the following link in your browser:

<https://w3w.co/festivity.jammy.struggle>



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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