



Buffalo Way, Cambridge
£465,000 Freehold

**Sharman
Quinney**

Key Features



- Spacious three bedroom family home
- Partial open plan living / dining room
- Well equipped kitchen
- Ground floor cloakroom
- Contemporary family bathroom

The property is entered via a spacious entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom. To the front of the home is a bright and spacious living room measuring over 16ft in length, providing an excellent space for relaxing and entertaining. To the rear is a separate dining room with patio doors opening onto the garden, creating an ideal family and entertaining area. The modern fitted kitchen offers a range of wall and base units with ample worktop space.

On the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom, together with a contemporary family bathroom.

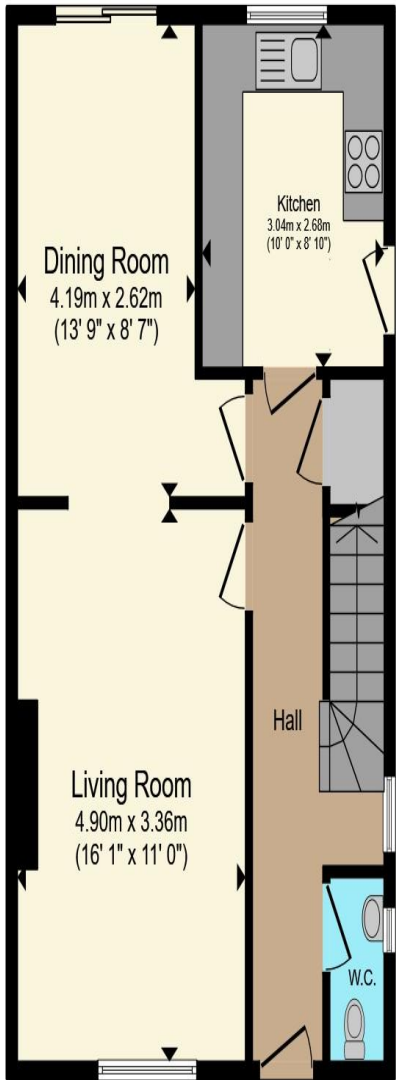
Outside, the rear garden is mainly paved with a



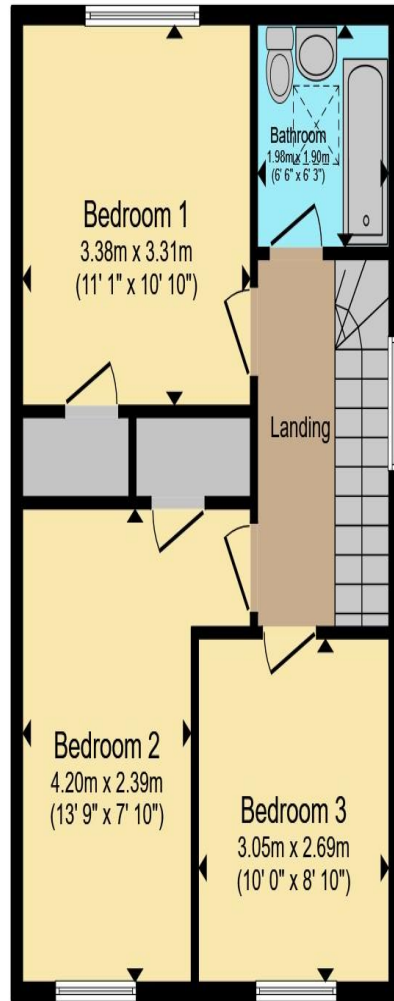
lawn area, offering a low-maintenance outdoor space. To the front of the property there is ample off-road parking as well as a single garage.

Offering approximately 1160 sq. ft. of accommodation, this is an ideal family home in a popular and convenient location.

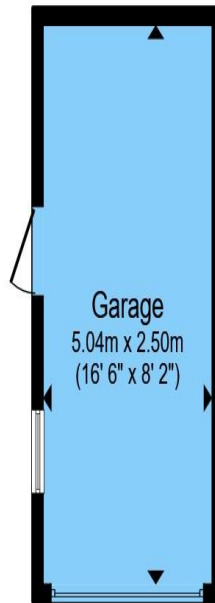




Ground Floor



First Floor



Garage

Total floor area 107.8 m² (1,160 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103166 - 0001

