



40 Back Hill, Ely
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£525,000

40 Back Hill

Ely

Situated in a highly sought-after central location, this impressive four bedroomed period home offers a rare combination of character and convenience. Within easy reach of the railway station, Kings School, and an excellent range of city amenities, the property is ideal for families and professionals alike.

The spacious accommodation includes two well-proportioned reception rooms, perfect for entertaining or relaxing, and a generous kitchen/dining room that provides a superb space for family meals or gatherings. Upstairs, four bedrooms offer flexible living arrangements for family, guests, or home working.

The outside space is equally appealing, featuring a superb south facing rear garden together with a driveway providing parking for two cars.

The property is offered with no upward chain and is perfect for a family or those who are looking to be able to walk to the station. Viewing is highly recommended.



40 Back Hill

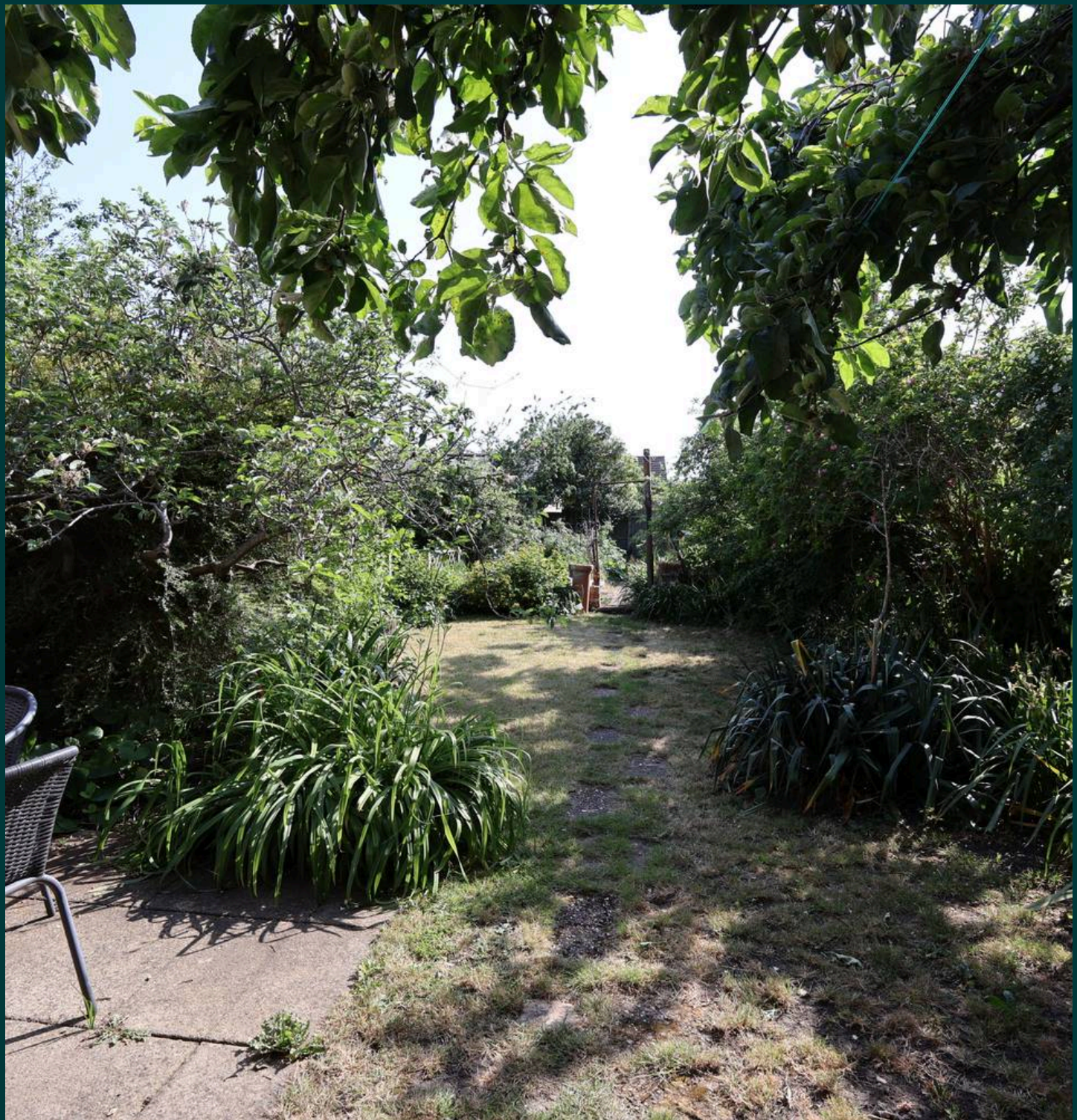
Ely

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Centrally Located Edwardian Residence
- Close To Railway Station, Kings School & City Amenities
- 4 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen/Dining Room
- Extensive Rear Garden
- Driveway For Two Cars
- No Upward Chain





Entrance Lobby

With door to front.

Entrance Hall

With stairs to first floor with understairs cupboard, radiator.

Lounge

With bay window to front, open fire with tiled surround, picture rail, radiator.

Dining Room

With French doors to rear garden, decorative fireplace, radiator.

Kitchen/Dining Room

With windows and door to side, fitted with a range of high gloss wall and base units with drawers and matching worktops, integrated dishwasher, fridge and freezer, cooker space, stainless steel sink unit and drainer, cast iron wood burner, cupboard housing the gas boiler, radiator.

Cloakroom

With low level WC, wash basin, plumbing for washing machine, radiator.

First Floor Landing

With sun tube allowing natural light, access to loft, radiator.

Bedroom 1

With window to rear, built in double wardrobe, radiator.

Bedroom 2

With window to front, built in double wardrobe, radiator.

Bedroom 3

With window to rear, radiator.

Bedroom 4

With window to front, radiator.

Bathroom

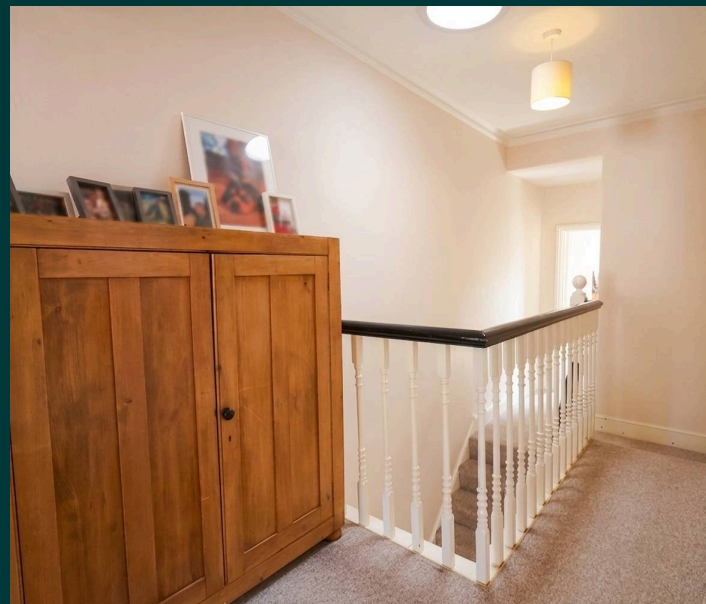
With window to side, suite comprising low level WC, wash basin, panelled bath with shower above, heated towel rail.



Outside

To the rear there is a superb south facing garden which consists of a lawn bordered by mature hedging and trees and leading to a vegetable plot and a gate to the driveway.

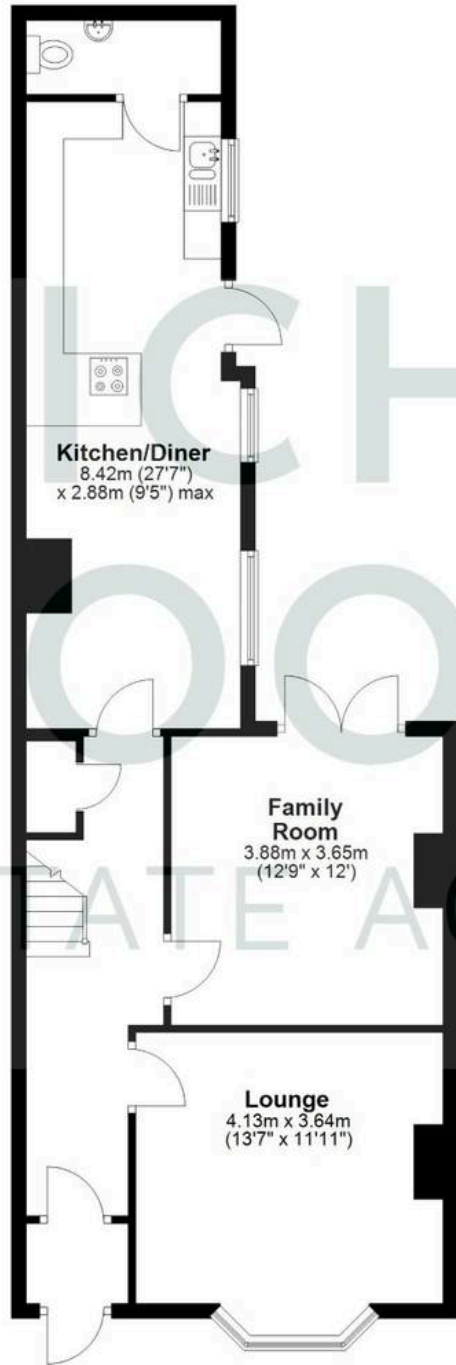
Accessed from a lane at the rear is a driveway providing side by side parking for two cars.





Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



Kitchen/Diner
8.42m (27'7")
x 2.88m (9'5") max

Family Room
3.88m x 3.65m
(12'9" x 12')

Lounge
4.13m x 3.64m
(13'7" x 11'11")

First Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



Bedroom 3
2.92m x 2.74m
(9'7" x 9')

Bedroom 1
3.88m x 3.70m
(12'9" x 12'2")

Bedroom 2
3.70m x 3.64m
(12'2" x 11'11")

Bedroom 4
2.63m x 1.76m
(8'8" x 5'9")

Total area: approx. 126.0 sq. metres (1355.8 sq. feet)



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01353 521267

info@richardbooth.org

richardbooth.org

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