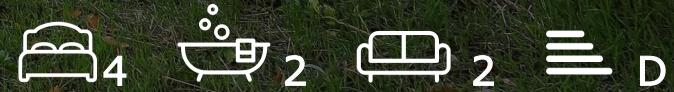


GRAY
TOYNBEE



53 Hop Row
Haddenham, CB6 3SR

Guide price £400,000



53 Hop Row

Haddenham, CB6 3SR

- Fantastic plot of about 0.73 acres
- Refurbishment required
- Planning permission for redesigned layout
- No chain

A detached four bedroom bungalow requiring refurbishment but enjoying a wonderful plot of about 0.73 acres, close to the centre of this popular village.

This 1520 sq. ft bungalow has spacious, well-planned accommodation, with scope and planning permission to create five bedrooms. The gardens are overgrown, but offer a fantastic opportunity to create a family home with a wonderful garden.

There is a large hallway with built-in storage. The living room is at the front of the house and has a double aspect, including patio doors, and there is a fireplace. The adjoining dining room leads to the kitchen, which has fitted units. Beyond the kitchen is a useful utility room with a door to the outside.

The bedrooms are all good doubles, the main room has an en-suite shower room and WC, and the family bathroom has a





shower over the bath and a WC.

The property has oil central heating and double glazing. The property does require improvement, and purchasers will no doubt want to update and refit to their own specification.

Outside, the gardens and grounds are very overgrown. At the front, there is a driveway and parking. There are pathways on either side of the property lead to the rear, where there is a large area of garden land.

What3words: ///date.trophy.universe

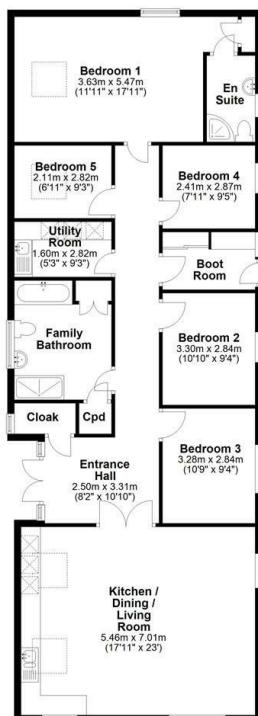
Agent's notes:

Outline planning permission has been granted on the land to the east of the property under ref: 25/00435/OUT; interested parties should familiarise themselves with the planning consent before making an offer.

Planning permission for alterations to this property has been granted under ref: 25/00481/FUL.



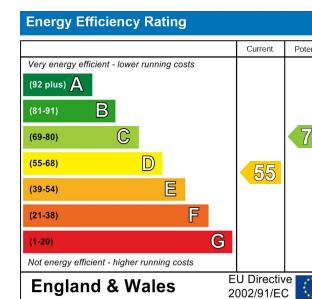
Remodelled Floor Plan
Approx. 141.4 sq. metres (1521.7 sq. feet)



Total area: approx. 141.4 sq. metres (1521.7 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.