

Ground Floor

Entrance Hall

Kitchen/Dining Room
7.19m (23'7") x 3.75m (12'4")

Lounge
5.09m (16'8") x 4.34m (14'3") max

Bedroom 4 /Study
3.19m (10'6") x 2.29m (7'6")

En-suite Shower Room

First Floor

Landing

Bedroom 1
4.07m (13'4") x 2.92m (9'7")

Bedroom 2
3.04m (10') x 2.92m (9'7")

Bedroom 3
2.92m (9'7") x 2.65m (8'8")

Bathroom

Outside

To the front of the property is a driveway, a garden laid mainly to lawn with mature borders, a paved pathway, and gated access to the side. To the side is a paved pathway, and raised planters. To the rear is an enclosed garden that is laid to lawn, with mature trees, and a timber decked seating area.

Further Information

Tenure: Freehold
Council Tax Band: D
EPC Rating: C

Buyer ID Checks

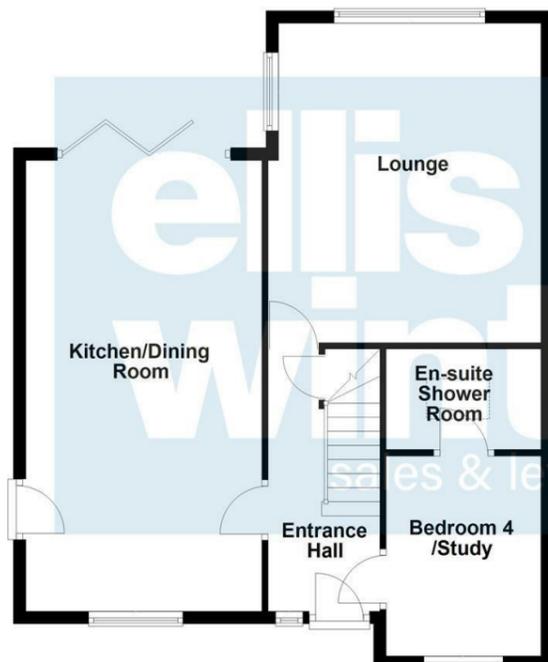
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon 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.

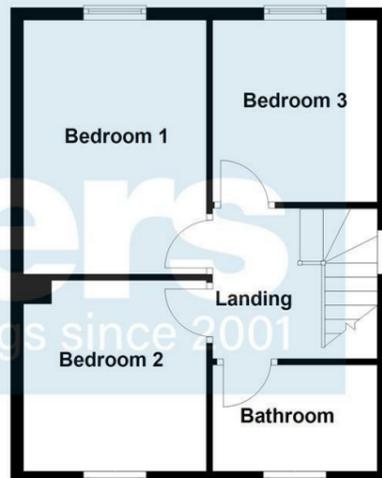
Ground Floor

Approx. 69.4 sq. metres (746.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 110.2 sq. metres (1186.2 sq. feet)

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OFFERS OVER

£450,000

Leslie Green Road

Houghton, Cambridgeshire, PE28 2DF

PROPERTY SUMMARY

An immaculately presented, and extended, detached family home, within one of the area's most sought-after village locations, and nestled in a cul-de-sac position. This superb home has been extensively renovated throughout, with attention to detail in mind. Some of the key features to the property are the flush casement double glazed windows, a refitted kitchen/dining room with a Howdens kitchen, a stable door, and bi-folding doors with integrated blinds, an extended lounge, a ground floor 4th bedroom/study, with a modern en-suite shower room, three further double bedrooms, and a refitted family bathroom. Outside, to the front is a driveway, and well-presented garden. To the rear, is an enclosed garden laid to lawn with a timber decked seating area.

4



2



1

