



Darford, Earith, Huntingdon  
offers over £300,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Converted Loft Space
- Generous Off Road Parking and Garage
- Impressive Rear Garden
- Bright and Airy Kitchen
- Great Location

Welcome to this beautiful home, tucked away down a quiet cul-de-sac in the popular village of Earith. The property is being sold with no onwards chain, and offers a converted loft, generous bedrooms, a garage, downstairs wc and ample off-road parking.

Earith offers countryside serenity with practical connectivity. Residents enjoy scenic walks along the river, proximity to nature reserves, and easy access to nearby market towns such as St Ives and Huntingdon.





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.focalagent.com](http://www.focalagent.com)

The property comprises of

Entrance Hall

Living Room - 3.61m x 5.83m (11'10" x 19'1").

Kitchen/Diner - 5.79m x 3.22m (18'11" x 10'6").

Downstairs wc / Cloakroom

Access to garage

Upstairs to

Bedroom One - 4m x 2.8m (13'1" x 9'2").

Ensuite

Bedroom Two - 3.94m x 3.27m (12'11" x 10'8").

Bedroom Three - 2.83m x 2.63m (9'3" x 8'7").

Family Bathroom

Bedroom Four/Loft Room - 3.35m x 3.4m (10'11" x 11'1").

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

 01480 271214

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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:

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