

Property details **approval form**

18 Bardolph Way, Alconbury Weald, Huntingdon, Cambridgeshire, England, PE28 4BP

Date: 19 June 2026

Property Ref and Version: GDM100890 - 0002

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

Unit 3 King James Retail Centre Ermine Street, Godmanchester, HUNTINGDON, Cambridgeshire, PE29 2PA

T 01480 271214 **E** godmanchester@sharmanquinnev.co.uk

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◆ Price

guide price £425,000

Tenure: Freehold

◆ Key Features

- Modern Detached Family Home.
- Four Bedrooms.
- En-Suite Shower Room to Master Bedroom.
- Garage and Driveway Parking.
- Sought After Alconbury Weald Development.
- Walking Distance to schools and local shops
- EPC: B.
- EPC Rating: B

◆ Short Description

Situated within the highly sought after and expanding community of Alconbury Weald, this appealing property boasts generous living accommodation, plentiful parking, and convenient connections to both London and Cambridge.

◆ Directions

◆ Agent Note

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◆ Description

The property provides generous and well-balanced living space, perfectly suited to family life. The focal point of the home is the impressive open-plan kitchen and dining area at the rear, fitted with an attractive range of modern units and integrated appliances. The ground floor also benefits from a separate living room with an appealing bay window, a cloakroom/WC, and a welcoming central hallway with built-in storage.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, along with a contemporary family bathroom.

Conveniently positioned for commuters, the nearest railway station is approximately five miles away, offering swift connections to London in under 50 minutes. Cambridge is also within easy reach, just over a 30-minute drive. The surrounding development continues to expand, with a growing range of local amenities, green open spaces, children's play areas, and scenic countryside walks all close at hand.

Living room- 14'09 x 11'04

Kitchen/Diner- 19'04 x 14'08

Bedroom 1- 12'09 x 10'07

Bedroom 2- 11'11 x 9'08

Bedroom 3- 9'04 x 7'08

Bedroom 4- 8'05 x 7'04

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◆ **Property Images**



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◆ **Property Images**

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◆ Floor Plan

◆ Approval

	Signature	Date
Tom Summerell		
Rebecca Woodall Move With Us		

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