





Barleyfield Way, Huntingdon PE29 1DD

william h brown

welcome to

Barleyfield Way, Huntingdon

** NO ONWARD CHAIN ** DETACHED FAMILY HOME - SOLAR PANELS WITH BATTERY STORAGE

Immaculately presented four bedroom detached home situated in a popular residential location in Huntingdon, ideal for commuters with excellent access to Huntingdon railway station and major road links.













Entrance Door

Study
Open to hall with stairs leading up. Window to front. Radiator.

W.C.
Part tiled walls with vinyl flooring, Low level w.c. Radiator. Extractor fan. Pedestal wash hand basin with mixer taps

Lounge
Window to front. Radiator.

Kitchen/ Dining/ Family Room
Window to rear and double glazed door to rear. Radiator. Tiled flooring. Gas hob and cooker hood above. Range of base and wall units with 1¼ bowl sink with mixer taps. Worksurfaces and upstands. Chest high oven and grill. Undercounter dishwasher and space for freestanding fridge/freezer and wall mounted boiler.

Utility
Door to side. Base and wall units. Single drainer sink with mixer taps. Laminate flooring. Radiator.

Stairs To First Floor Landing
Airing cupboard with water tank and pressure cylinder.

Bedroom One
Window to front. Radiator. Fitted wardrobes. TV point.

En Suite
Low Level w.c. Pedestal wash hand basin with mixer taps. Radiator. Vinyl flooring. Shaver point and extractor fan. Shower cubicle with thermostatic mixer.

Bedroom Two
Window to front. Radiator. TV point.

Bedroom Three
Window to rear. Radiator.

Bedroom Four
Window to rear. Radiator.

Bathroom
Window to rear. Panel bath with mixer taps and thermostatic mixer shower. Tiled around.
Low level w.c. Pedestal wash hand basin and is tiled behind. Extractor fan.

Outside
Enclosed rear garden is predominantly laid to lawn and enjoys a raised decked seating area, paved patio and pathways, mature shrubs and bushes, outside tap and gated side access. A useful storage area is located behind the garage.

Garage
16' 7" x 8' 9" (5.05m x 2.67m)
The single garage benefits from power, lighting and boarded loft storage above, while a driveway provides valuable off road parking.

welcome to

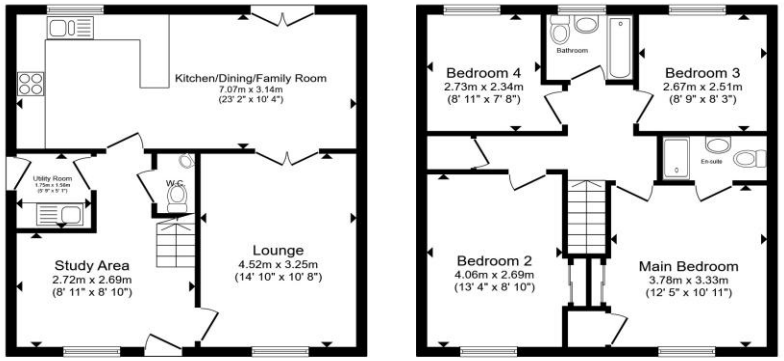
Barleyfield Way, Huntingdon

- Detached House
- Solar System with Panels, Inverter and Battery
- Four Bedrooms and En Suite to Master
- Spacious Kitchen / Dining / Family Room & Separate Utility
- Ground Floor Study Area

Tenure: Freehold E
PC Rating: Awaited
Council Tax Band: E

offers in excess of

£400,000



Total floor area 109.7 m² (1,181 sq.ft.) approx
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.propertybox.io

william h brown









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSY107206

The Property Ombudsman

Property Ref:
RSY107206 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01487 815555

ramsey@williamhbrown.co.uk

17A Great Whyte, Ramsey, HUNTINGDON, Cambridgeshire, PE26 1HG

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.