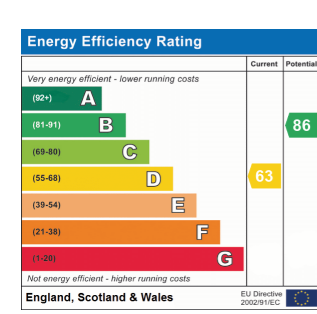




Queens Drive, Huntingdon PE29 1UW

## Guide Price £310,000

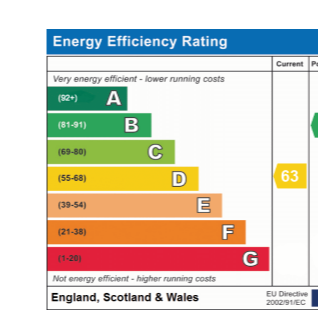
- Established Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Dining Room And Bathroom Suite
- 120' Rear Garden With Timber Outbuildings
- Potential For Off Road Parking
- Nicely Presented Throughout
- Walking Distance Of Town Centre
- Desirable Estate Location



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### Stained Glass Panel UPVC Door To

#### Entrance Hall

5' 10" x 3' 5" (1.78m x 1.04m)

Single panel radiator, stairs to first floor, coving to ceiling, coats hanging area.

#### Sitting Room

18' 7" x 9' 0" (5.66m x 2.74m)

A light double aspect room with UPVC window to front and glazed UPVC door to garden terrace to the rear, two double panel radiators, TV point, telephone point, central fireplace recess with tiled hearth, coving to ceiling.

#### Kitchen/Breakfast Room

18' 8" x 12' 1" (5.69m x 3.68m)

A light re-fitted double aspect room with UPVC windows to front and rear aspects, re-fitted in a range of Shaker style base and wall mounted cabinets finished in sage with central dividing peninsular unit, integral stainless AEG oven and five ring gas hob with suspended stainless steel extractor fitted above, drawer units, pan drawers, appliance spaces, automatic dishwasher, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, work surfaces and up-stands, integral wine rack and integrated fridge, under stairs storage cupboard, further drawer units, double panel radiator, ceramic tiled flooring.

#### Rear Entrance Hall

8' 6" x 6' 3" (2.59m x 1.91m)

Glazed door to garden and UPVC door to front, glazed internal door to

#### Boot Room/Store/Workshop

7' 10" x 6' 7" (2.39m x 2.01m)

Fitted in a range of base and drawer units with work surfaces, glazed door to garden aspect, lighting and power.

#### First Floor Landing

UPVC window to garden aspect, double panel radiator, coving to ceiling.

#### Bedroom 1

12' 1" x 11' 10" (3.68m x 3.61m)

UPVC window to front aspect, single panel radiator, cupboard storage, coving to ceiling.

#### Bedroom 2

11' 6" x 8' 6" (3.51m x 2.59m)

Coving to ceiling, two storage cupboards, double panel radiator, UPVC window to front aspect, laminate flooring.

#### Bedroom 3

8' 10" x 7' 3" (2.69m x 2.21m)

UPVC window to rear aspect, cupboard storage with hanging, double panel radiator, coving to ceiling.

#### Family Shower Room

8' 6" x 5' 9" (2.59m x 1.75m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, screened shower enclosure with independent shower unit fitted over, double panel radiator, access to insulated loft space, UPVC window to rear aspect, composite floor covering, coving to ceiling.

#### Outside

The front garden is pleasantly arranged and walled. On-street parking is available. To the rear there is a substantial rear garden measuring approximately 114' 10" x 32' 10" (35.00m x 10.01m), there is an extensive paved garden terrace enclosed by low retaining brick wall, areas of lawn, rose beds, ornamental shrubs, outside tap and the garden is enclosed by a combination of panel fencing and brick walling offering a good degree of privacy. There is a range of **Timber Outbuildings** with timber shed, various workshops and summer house with glazed doors to the front, power, lighting and further areas of paving.

#### Tenure

Freehold

Council Tax Band - C

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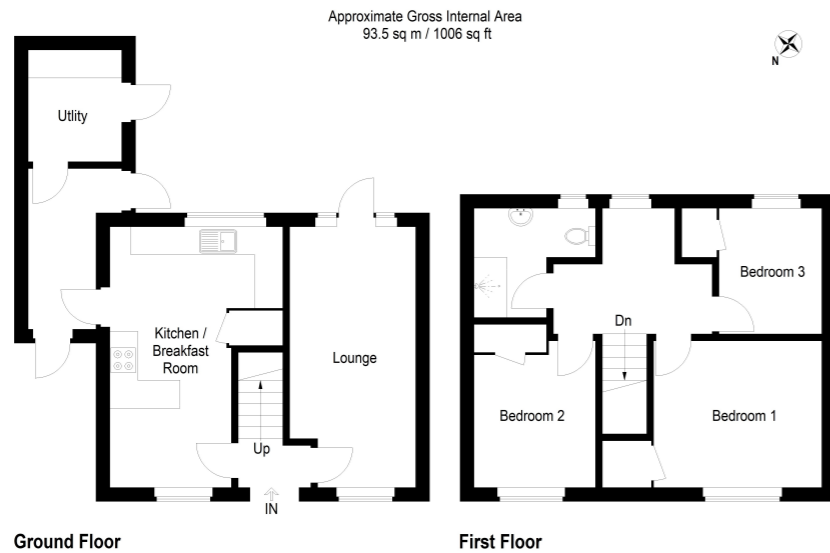
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1031680)  
Housepix Ltd



**Huntingdon**  
60 High Street  
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**Kimbolton**  
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01480 860400

**St Neots**  
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