

# 14 WHITEHALL WAY

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PERRY • PE28 0DL





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## AT A GLANCE

- Chain Free
- Recently Refreshed Semi-Detached Bungalow
- Two Comfortable Bedrooms
- Generous Lounge with Dining Area.
- Sun Lounge with Patio Doors to Garden.
- Refitted Kitchen and Shower Room
- Gas Central Heating
- Fully Double Glazed
- Garage & Driveway
- EPC Rating - D

## THE PROPERTY

This neat, recently refreshed semi-detached bungalow is well situated in a quiet Cul de sac close to the centre of this popular village, superbly positioned for both Grafham Water reservoir and access to major road and rail links.

The property has been updated and improved in recent times to offer gas central heating, double glazing and upvc soffits etc., and an attractive sun lounge/garden room with patio doors to the garden, plus a generous lounge with ample space for a dining table, well-appointed kitchen, two comfortable bedrooms and fully tiled shower room.

The property is set back from the road and enjoys a fully enclosed rear garden with patio and greenhouse, ample off-road parking and detached garage.

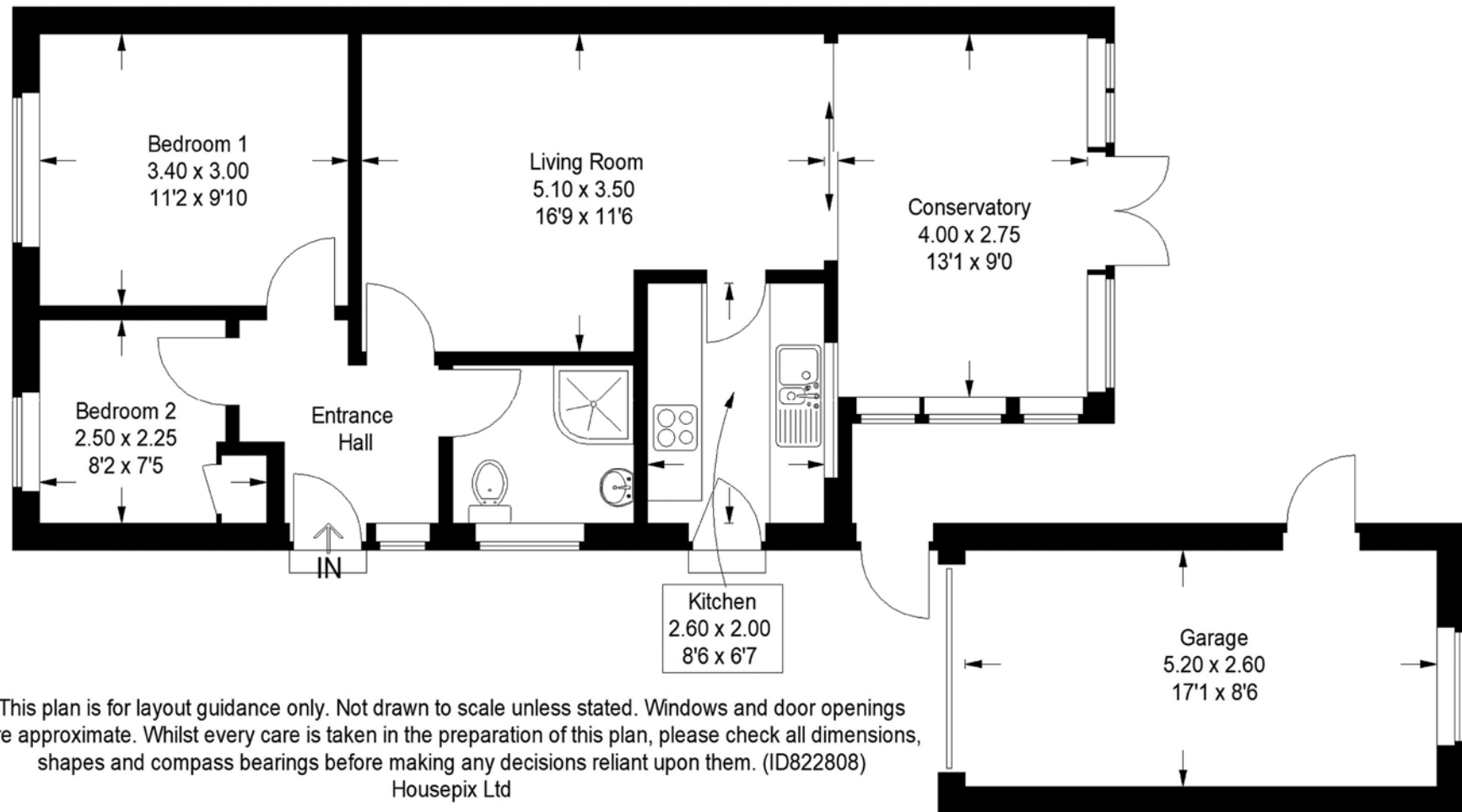


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Guide Price £300,000

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Approximate Gross Internal Area = 58.9 sq m / 634 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 72.6 sq m / 781 sq ft



## LOCATION

Situated on the edge of Grafham Water, the popular village of Perry boasts a village stores and pub/restaurant. The village is conveniently situated for access to both the A1 and recently upgraded A14, giving excellent road access with nearby Huntingdon and St Neots offering mainline stations to London's Kings Cross. Grafham Water reservoir offers a host of amenities including a cycle track, fishing, sailing and ornithology, plus a bar/restaurant.

Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway. Nearby is the historic market town of Kimbolton which boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. Amenities include a variety of shops and eateries, supermarket, garage, pubs/restaurant. Indian restaurant, chemist, doctors and dentist surgeries and veterinary practice.



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