



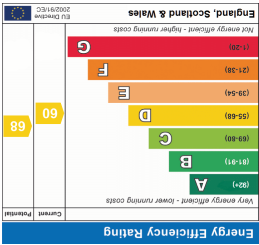
Approximate Gross Internal Area (including Garage) = 131.3 sq m / 1413 sq ft



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. (ID1244355)



Housepix Ltd



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Church Lane, Hartford PE29 1XP

Guide Price £550,000

- Versatile Chalet Accommodation
- Kitchen And Utility Room
- Owned By The Current Family For Nearly Fifty Years
- Prestigious Riverside Location

- Beautiful River Views
- Huge Scope For Extension And Improvement
- Conservation Area With Beautiful Open Countryside Views
- No Forward Chain

Glazed Panel Door To

Entrance Porch

4' 8" x 2' 2" (1.42m x 0.66m)

Glazed door with side panel to

Sitting Room

18' 1" x 14' 4" (5.51m x 4.37m)

A light open plan space with open tread staircase to first floor, wall light points, TV point, telephone point, UPVC picture window to front aspect enjoying riverside and river views, central brickwork fireplace with timber bressumer, herringbone brick tiled hearth and inset functional fire, display recesses, coving to ceiling, internal glazed doors to

Dining Room

11' 10" x 9' 1" (3.61m x 2.77m)

Original mahogany parquet flooring, single panel radiator, UPVC window to garden aspect, coving to ceiling.

Kitchen

11' 2" x 9' 10" (3.40m x 3.00m)

Fitted in a traditional range of base and wall mounted units with work surfaces and tiling, double bowl stainless steel sink unit with mixer tap, appliance spaces, electric cooker point, appliance recess, single panel radiator, vinyl floor covering, shelved pantry with window to side aspect, glazed door to

Rear Entrance Porch

External brick built store

Boot Room

14' 3" x 3' 1" (4.34m x 0.94m)

Internal door to

Garage

16' 5" x 8' 5" (5.00m x 2.57m)

Up and over door, power, lighting, window to side aspect, wall mounted gas fired central heating boiler (Approx 3 years old) serving hot water system and radiators.

Inner Hall

Vinyl floor covering, sealed unit glazed door to rear garden.

Cloakroom

Fitted with low level WC, window to side aspect.

Laundry Room

11' 5" x 7' 6" (3.48m x 2.29m)

A double aspect room with UPVC window to side aspect and UPVC window to garden terrace, vinyl floor covering, appliance spaces, work surfaces, inset circular sink unit with mixer tap, fitted in a traditional range of base, drawer and wall mounted units with work surfaces.

First Floor Landing

Access to insulated loft space, UPVC window to garden aspect, single panel radiator,

Principal Bedroom

12' 0" x 11' 11" (3.66m x 3.63m)

UPVC window to front aspect, extensive wardrobe range incorporating two doubles, dressing unit, drawer units, overbed bridging units, walk in storage cupboard, wall light points, radiator.

Bedroom 2

12' 0" x 10' 11" (3.66m x 3.33m)

UPVC window to front aspect, extensive wardrobe range incorporating two double units, bridging units, central vanity unit with cabinet storage and vanity mirror.

Bedroom 3

11' 11" x 7' 11" (3.63m x 2.41m)

Single panel radiator, UPVC window to garden aspect.

Family Shower Room

10' 10" x 6' 11" (3.30m x 2.11m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, base mounted cabinet storage, vinyl floor covering, single panel radiator, double glazed window to rear aspect, oversized screened shower enclosure with independent shower unit fitted over with Dolphin boarding

Outside

The front garden is pleasantly arranged with an extensive driveway giving provision for two vehicles, a pleasant area of lawn enclosed by low retaining brick wall. There is an **External Shed/Brick Built Store** measuring 4' 1" x 3' 3" (1.24m x 0.99m). The rear garden has an extensive paved terrace, shaped lawns stocked with ornamental shrubs and trees enclosed by a combination of panel fencing offering a reasonable degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - E

