



61 Hayling Avenue, Little Paxton, PE19 6HG



Asking Price: £375,000

Freehold

Hayling Avenue, Little Paxton, PE19 6HG

- Four Bedrooms
 - Separate Dining Room
 - Study
 - Workshop
 - Garage
 - Off Road Parking
 - Low Maintenance Garden
 - Nature Reserve Close By
 - Freehold
 - Energy Rating D/68
-

Thomas Morris offers for sale this spacious and versatile family home located in the popular area of Little Paxton, just a short walk from the Paxton Pits Nature Reserve. The property comprises four bedrooms, a dining room, a study suitable for home working, a utility room, a ground floor cloakroom, a generous living room, and a practical workshop, alongside a garage and off-road parking. This property presents an excellent family home in a highly desirable location and has been substantially extended.

Council Tax Band - B
Huntingdon District Council

DRAFT DETAILS



Accommodation

Entrance Hallway

Cloakroom

Living Room 14'5" x 11'11" (4.4m x 3.63m).

Dining Room 11'9" x 6'6" (3.58m x 1.98m).

Kitchen 8'5" x 7' (2.57m x 2.13m).

Utility Room 6'7" x 6'2" (2m x 1.88m).

First Floor Landing

Bedroom One 11'7" x 10'8" (3.53m x 3.25m).

Bedroom Two 10'7" x 7'6" (3.23m x 2.29m).

Bedroom Three 10'8" x 6'11" (3.25m x 2.1m).

Bedroom Four 10'7" x 7'1" (3.23m x 2.16m).

Bathroom

Outside

Enclosed Rear Garden

Garage and Off-Road Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Thomas Morris

4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW

T: 01480 403020

enquiries@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

