



97 Sapley Road, Hartford, PE29 1XR



# Offers in excess of: £425,000 Freehold

Sapley Road, Hartford, PE29 1XR

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- No Onward Chain
  - Detached Home
  - Accommodation in Excess of 1,618 sqft
  - Five Bedrooms
  - Study
  - En-Suite to Principal Bedroom
  - Double Garage and Driveway
  - Popular Non-Estate Location
  - Freehold
  - Energy Rating: C/69
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The ground floor features an inviting entrance hall, a well-appointed kitchen and utility room, dining room, downstairs WC, study, a living room complete with a fireplace, and conservatory.

On the first floor there are five bedrooms, with the principal bedroom having the added convenience of an en-suite bathroom. Additionally, there is a family bathroom for the remaining bedrooms.

Externally, the property offers a double garage and a driveway providing off-road parking. The spacious garden includes a pergola, creating an ideal setting for entertaining guests.

This property is situated in a non-estate location in close proximity to Cambridge Regional College and Spring Common Academy making it an ideal location for families.

Council Tax Band: E  
Huntingdon District Council  
Draft Details subject to approval



# Accommodation

Entrance Hall 10'10" x 3'7" (3.3m x 1.1m).

Living Room 18'6" x 11'9" (5.64m x 3.58m).

Conservatory 10' x 9'3" (3.05m x 2.82m).

Hallway 8'11" x 6'6" (2.72m x 1.98m).

Dining Room 11'7" x 10' (3.53m x 3.05m).

Kitchen 12'8" x 8'9" (3.86m x 2.67m).

Utility Room 8' x 5'3" (2.44m x 1.6m).

Downstairs WC 5' x 3'7" (1.52m x 1.1m).

Landing 15'11" x 7'8" (4.85m x 2.34m).

Bedroom One 16'9" x 13'3" (5.1m x 4.04m).

En-Suite 8'5" x 5'11" (2.57m x 1.8m).

Bedroom Two 11'4" x 12' (3.45m x 3.66m).

Bedroom Three 11'6" x 10'7" (3.5m x 3.23m).

Bedroom Four 9'2" x 7'5" (2.8m x 2.26m).

Bedroom Five 7'9" x 6'5" (2.36m x 1.96m).

Bathroom 8'5" x 5'5" (2.57m x 1.65m).

Double Garage and Driveway

Front and Rear Gardens



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## Thomas Morris

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