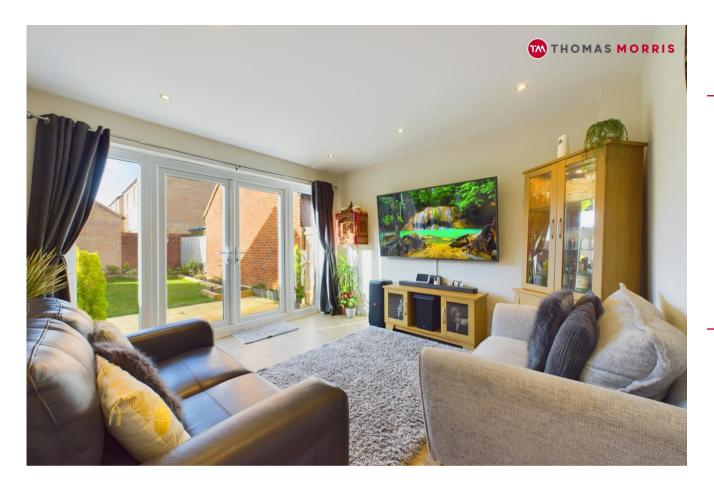


124 Senliz Road, Alconbury Weald, PE28 4FR









## Guide Price: £440,000 Freehold

Senliz Road, Alconbury Weald, PE28 4FR

- Executive Detached Home
- Very Well Presented Throughout
- Landscaped Garden
- Four Bedrooms
- En-Suite to Principal Bedroom
- Open Plan Kitchen/Dining/Family Room
- Integrated Appliances
- Garage & Driveway
- Freehold
- Energy Rating: B/85

The well-presented and spacious accommodation comprises entrance hall, WC, living room, stunning kitchen/diner/family area and utility room.

Upstairs the property benefits from a landing, four good sized bedrooms, bathroom and an en-suite to the principal bedroom.

Outside the property further benefits from a rear garden, oversized single garage and driveway for two vehicles.

The property is located in the ever popular location of Alconbury Weald, with excellent transport links, schools and a shop. There is a communal charge of approximately £320pa.

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

## **Accommodation**

**Entrance Hall** *9,10 x 6'6" (9,10 x 1.98m)*.

**Downstairs WC** 6'5" x 5'9" (1.96m x 1.75m).

**Living Room** 16'3" x 11'10" (4.95m x 3.6m).

Open Plan Kitchen/Dining/Family 12'7" x 25'3" (3.84m x 7.7m).

**Utility Room** 5'10" x 5'10" (1.78m x 1.78m).

**Landing** 6'1" x 13'11" (1.85m x 4.24m).

**Bedroom One** *13,2 x 12' (13,2 x 3.66m)*.

**En-suite Shower Room** 4'3" x 8'3" (1.3m x 2.51m).

**Bedroom Two** 13'6" x 9'3" (4.11m x 2.82m).

**Bedroom Three** 11'2" x 9'4" (3.4m x 2.84m).

**Bedroom Four** 7'10" x 9'3" (2.4m x 2.82m).

**Bathroom** 7'9" x 5'10" (2.36m x 1.78m).

Garden

**Garage** 20'8" x 10'5" (6.3m x 3.18m).

**Driveway** 







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.



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.

## Disclaime

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.

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