



26 Heath Road, Warboys, PE28 2TQ



Asking Price: £475,000

Freehold

Heath Road, Warboys, PE28 2TQ

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- Detached House
  - Four Bedrooms
  - Kitchen/ Breakfast Area
  - Utility Room
  - Two Bathrooms
  - Dining Room/ Study
  - Sunroom
  - Double Garage
  - Freehold
  - Energy Rating: D/63
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This four bedroom detached house sits on the edge of the self contained village of Warboys, in walking distance of all local amenities.

Upon entering the property you will find a spacious entrance hallway leading to a dual aspect lounge, and a large kitchen with integrated appliances and utility area. There is also a study/ dining area that leads onto a sunroom.

Upstairs, the tastefully decorated main bedroom boasts fitted wardrobes and leads onto a en-suite Shower room and three further bedrooms.

Externally, the property boasts a private driveway providing ample parking and a double garage. The enclosed garden to the rear has a patio area and is partially laid to lawn. In addition there is a secure gated area to the side of the of garage allowing for caravan or motorhome parking.

Council Tax Band E Huntingdonshire District Council

Draft details only

# Accommodation

Hallway

Downstairs WC

Utility Room

Kitchen/Breakfast Room 11'10" x 14'5" (3.6m x 4.4m).

Dining Room/Study 9'11" x 9'3" (3.02m x 2.82m).

Sunroom 16' x 9'1" (4.88m x 2.77m).

Lounge 11'9" x 20'3" (3.58m x 6.17m).

Bedroom One 11'7" x 13' (3.53m x 3.96m).

Ensuite

Bedroom Two 11'9" x 9'4" (3.58m x 2.84m).

Bedroom Three 11'8" x 8'7" (3.56m x 2.62m).

Bedroom Four 8'2" x 9'10" (2.5m x 3m).

Bathroom



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